



# Towpath Avenue

Pineham Lock, Northampton

oriordanbond  
SALES & LETTINGS



# Towpath Avenue

Pineham Lock  
NN4 9DW

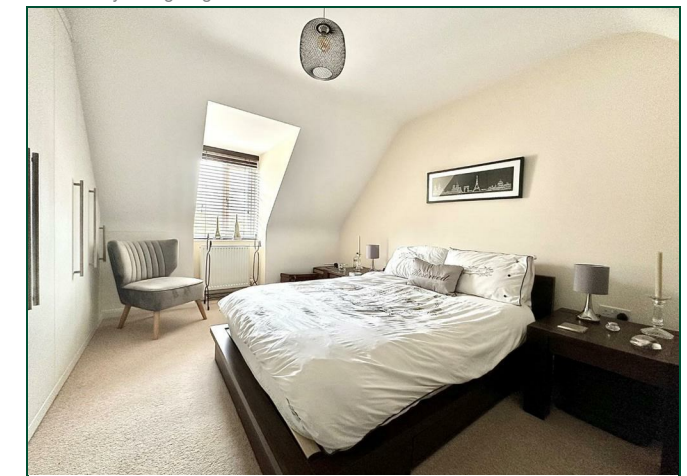
Guide Price  
£425,000

An immaculately presented four double bedroom detached family home, built by Messrs David Wilson Homes, situated in the popular area of Pineham Lock close to the Grand Union Canal. This property offers versatile and extended accommodation over three floors approaching 1,600 square feet.

Entrance hall with stairs leading to first floor, cloakroom/WC, spacious sitting room with dual aspect windows and a stunning extended kitchen/dining/family room offered with a range of integrated appliances, quartz worktops including a central island, a vaulted ceiling, bi-folding doors to the garden and a separate utility room. To the first floor are stairs to the second floor, an airing cupboard, storage cupboard, a door to the main bedroom with fitted wardrobes, Juliette balcony and en-suite shower room. There is also a further double bedroom and separate family bathroom with shower over the bath. To the second floor is a good size landing area with doors to two large double bedrooms offering fitted wardrobes and shelving. Outside, the property sits on a corner plot with planted shrubs to the front, a pathway to the house and a south/westerly facing rear garden with a paved patio seating area leading to a lawn and enclosed by brick walling and timber fencing with gated access to a generous single garage situated at the rear of the property with parking in front and secured by electric gates. Further benefits include uPVC double glazing and gas radiator heating. (A/1593/S)

AGENTS NOTE: There is a service charge for the estate - please ask the agent for details.

- Immaculate four bedroom three storey detached home
- En-suite to master bedroom
- Stunning extended kitchen/dining/family room
- Gas radiator heating
- Corner plot south/westerly facing rear garden
- Driveway and garage







**TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Hunsbury Sales**

**01604 706007**

[hunsbury@oriordanbond.co.uk](mailto:hunsbury@oriordanbond.co.uk)

