



**Langford Drive**  
Wootton, Northampton

**oriordanbond**  
SALES & LETTINGS



## Langford Drive

Wootton  
NN4 6JY

Offers Over  
£350,000

This well presented three bedroom detached family home is offered for sale in the popular village of Wootton, situated on the south side of Northampton, offering outstanding schools and fantastic transport links.

The accommodation comprises entrance hall, cloakroom/WC, study, sitting room, dining room, kitchen and utility room on the ground floor. On the first floor are three well proportioned bedrooms and a family shower room. Externally there is a private rear garden, a low maintenance front garden and block paved driveway providing off road parking leading to a carport and single garage. Further benefits include gas central heating and uPVC double glazing. (B/1150/M)

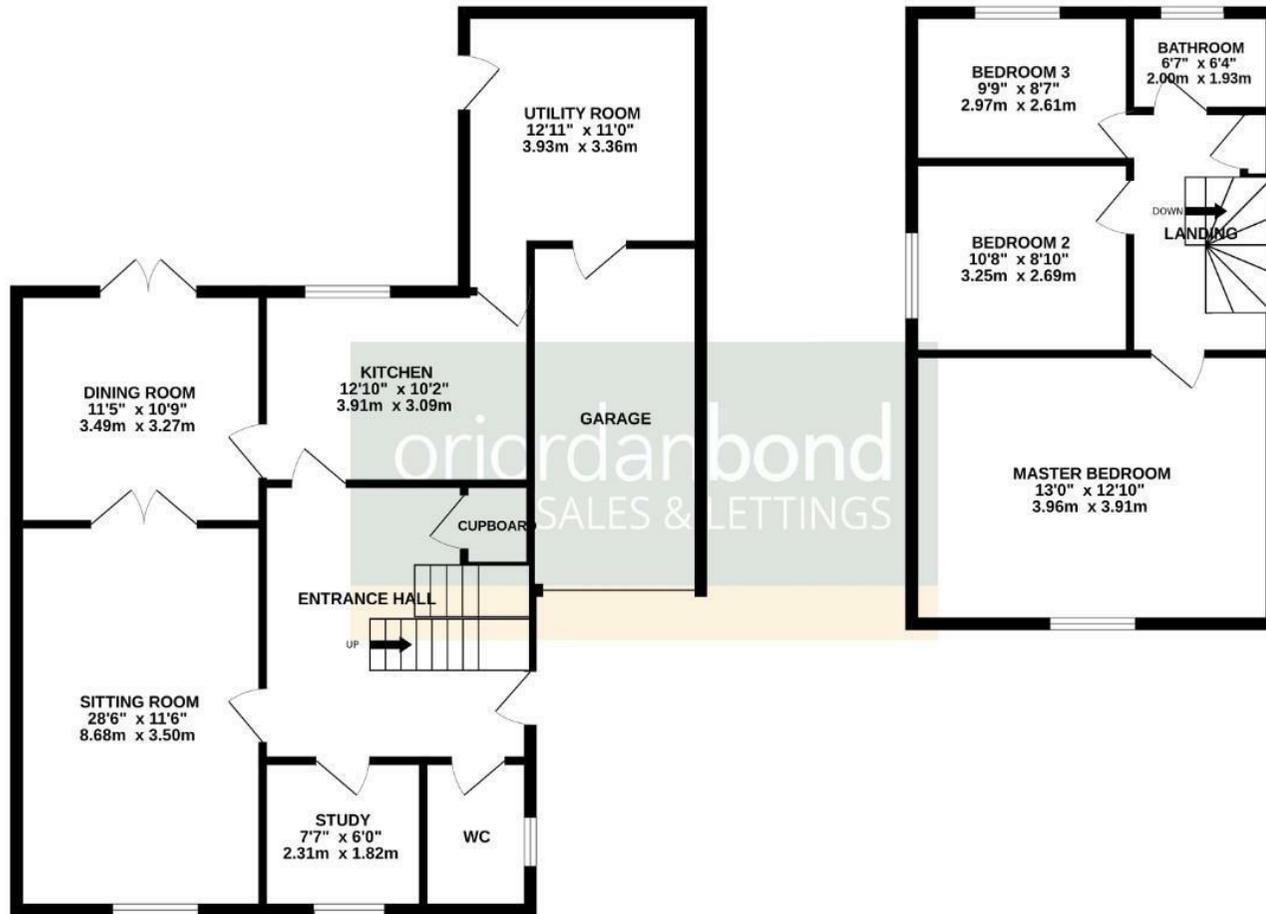
- Three bedroom detached home
- Three reception rooms
- Kitchen with utility room
- Gas radiator heating
- Enclosed rear garden
- Driveway, carport and garage





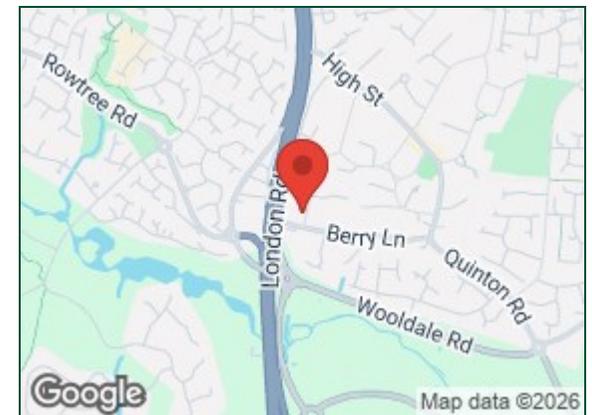
GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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: D
- Energy Efficiency Rating: D

### 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 Grange Park Sales

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