



# The Ridings

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



## The Ridings

Grange Park  
NN4 5BN

Guide Price  
£335,000

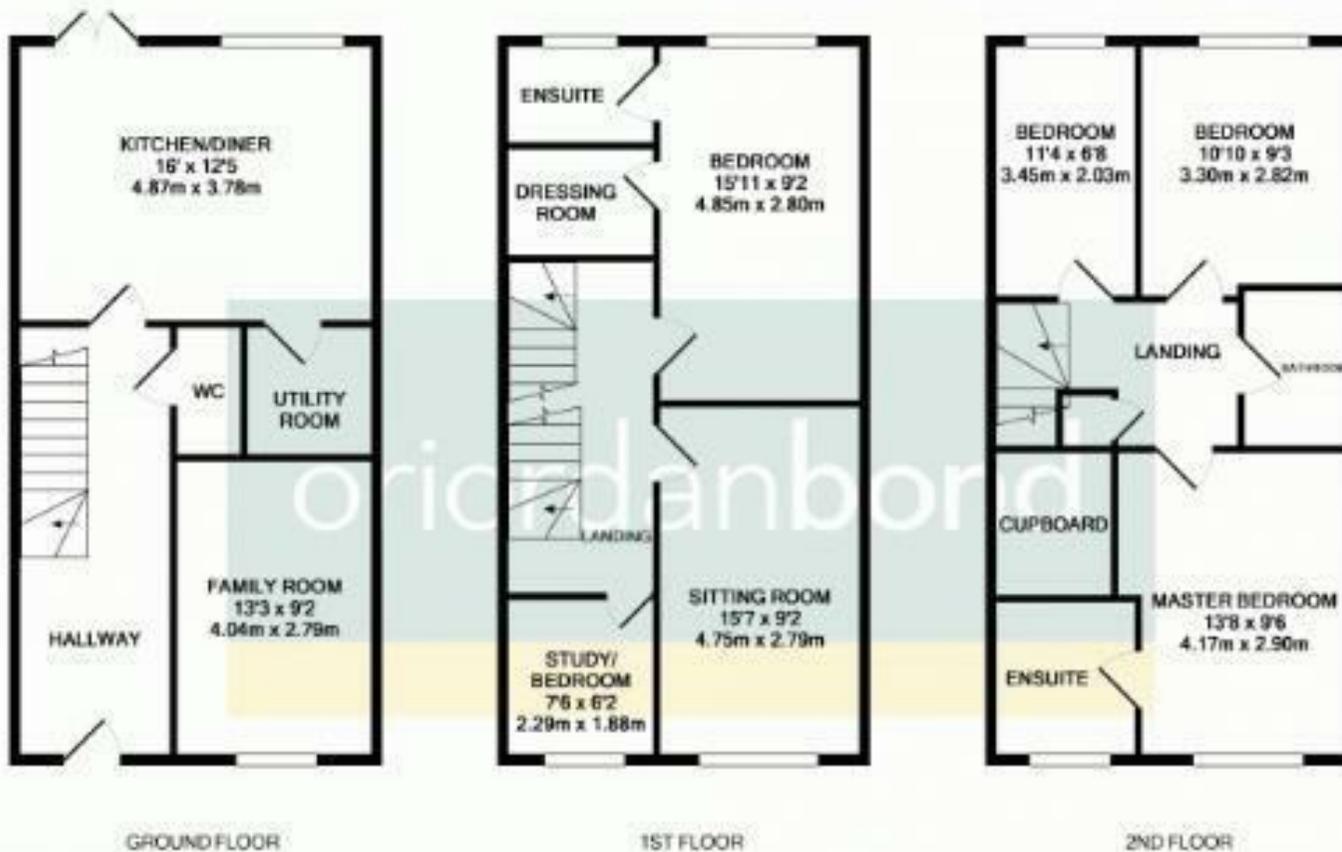
**This spacious and versatile four bedroom town house is offered for sale in the popular area of Grange Park. The property is in close proximity to Junction 15 for the M1 and A45 as well as Woodland View Primary School and Foxfield Country Park.**

Accommodation over three floors comprises entrance hall, kitchen/dining room, family room/playroom, utility room and cloakroom/WC on the ground floor. On the first floor is an office, sitting room and guest bedroom with dressing room and en-suite. On the second floor is the master bedroom with en-suite, two further bedrooms and a family bathroom. Outside is an enclosed rear garden and off road parking to the front. The property also benefits from gas radiator heating and uPVC double glazing. (B/1465/M)

- Spacious four bedroom town house
- Two en-suite bedrooms
- Separate reception rooms
- Gas radiator heating
- Enclosed rear garden
- Off road parking

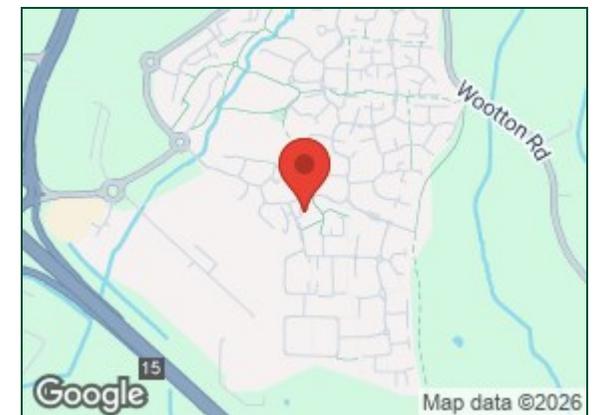






TOTAL APPROX. FLOOR AREA 1465 SQ.FT. (135.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metrixx 5/2018



#### 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.

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