



# Dainty Grove

Grange Park, Northampton

oriordanbond  
SALES & LETTINGS



## Dainty Grove

Grange Park  
NN4 5DX

GUIDE PRICE £240,000

A well presented and versatile three bedroom town house offered for sale in the popular area of Grange Park with no onward chain. The property provides good access to Woodland View Primary School, Foxfield Country Park and Junction 15 for the M1 and A45.

Accommodation over three floors comprises entrance hall, utility room, re-fitted shower room and bedroom on the ground floor. On the first floor is a sitting/dining room and kitchen/breakfast room. On the second floor are two double bedrooms and a family bathroom with en-suite to the master bedroom. Outside is a driveway to the front providing off road parking leading to an integral garage. To the rear is a garden with lawn and patio areas and enclosed by wrought iron fencing. Further benefits include gas radiator heating and uPVC double glazing. (C/1088/S)

### Additional information

- Council Tax Band: C
- 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 Grange Park Sales  
01604 432007

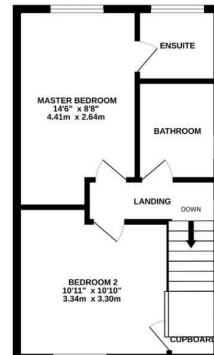
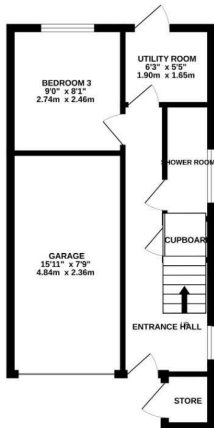
grangepark@oriordanbond.co.uk



GROUND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

2ND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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