



**Squirrel Close**  
Grange Park, Northampton

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SALES & LETTINGS

# Squirrel Close

Grange Park  
NN4 5DL

Guide Price  
£475,000

A beautifully presented five bedroom detached family home, ideally situated in a cul-de-sac, within the popular Grange Park development. The property is within close proximity to Foxfield Country Park and provides good access to Woodland View Primary School as well as Junction 15 to the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, dual aspect sitting room with feature wood burning stove and a re-fitted open plan kitchen/dining/family room with access to a utility room. To the first floor are five bedrooms with en-suite shower room to the master and a family bathroom. Outside is a lawned front garden with driveway for several cars leading to a single garage. The rear garden is landscaped with paved patio and lawn areas. Further benefits include uPVC double glazing, gas radiator heating and no onward chain. (A/1314/M)

- Beautifully presented five bedroom detached home
- En-suite to master bedroom
- Re-fitted open plan kitchen/dining/family room
- Gas radiator heating
- Enclosed landscaped rear garden
- Driveway and garage







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TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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 equipment 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 Grange Park Sales

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