



# Flinters Close

Wootton Fields, Northampton

**oriordanbond**  
SALES & LETTINGS





## Flinters Close

Wootton Fields  
NN4 6BH

Price  
£300,000

A modern three bedroom semi-detached family home offered for sale in the popular Wootton Fields development. This property is within close proximity of local primary and secondary schools and amenities as well as having easy access to the M1 and A45.

The accommodation comprises entrance hall, cloakroom/WC, sitting room and kitchen/dining room. On the first floor are three bedrooms with en-suite to the master and a family bathroom. Outside is low maintenance frontage, an enclosed rear garden with lawn and decked patio areas and off road parking for two vehicles. Further benefits include uPVC double glazing and gas radiator heating. (B/734/M)

- Modern three bedroom semi-detached home
- En-suite to master bedroom
- Kitchen/dining room
- Gas radiator heating
- Enclosed rear garden
- Off road parking

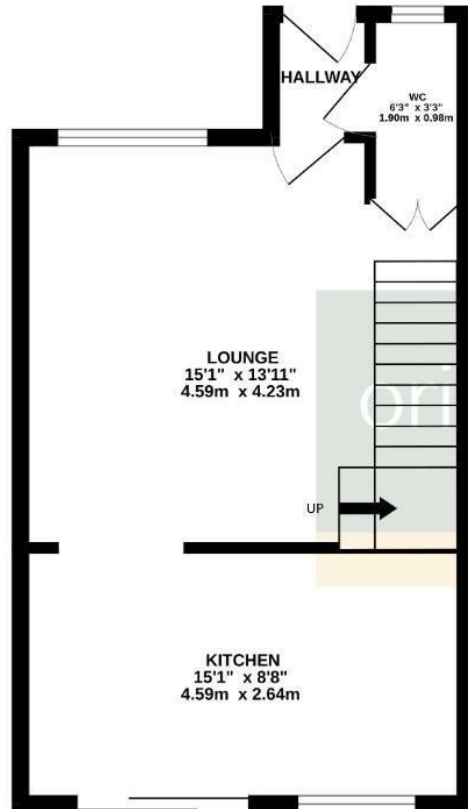




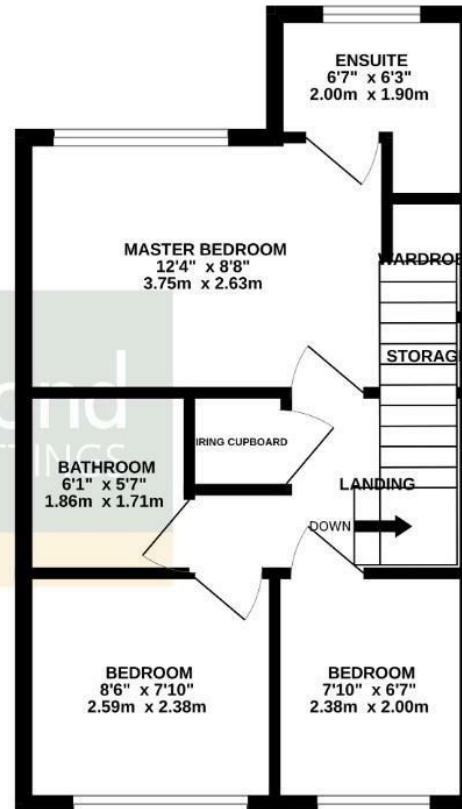




GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

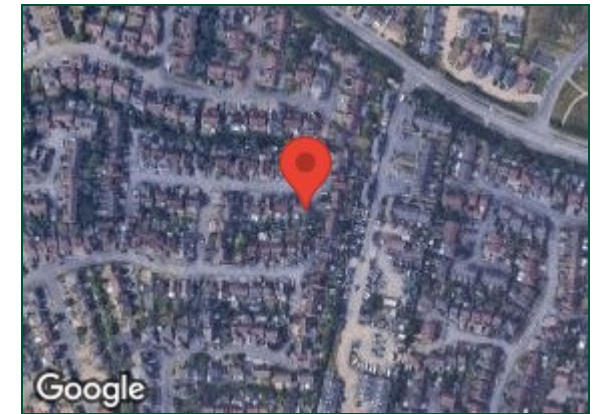


1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.1 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 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: 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**

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