



# West Priors Court

Lings, Northampton

oriordanbond  
SALES & LETTINGS



## West Priors Court

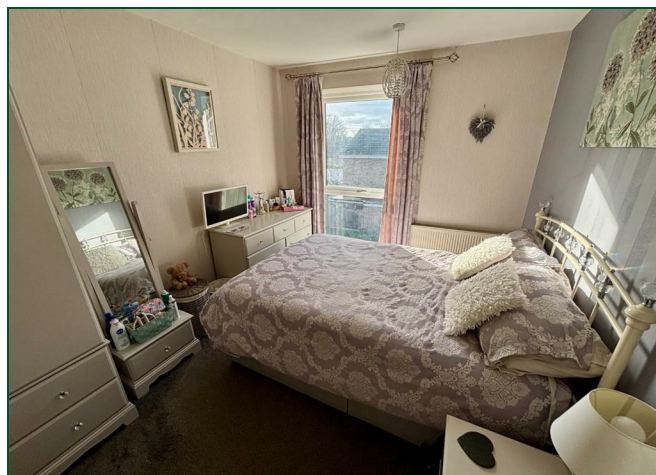
Lings  
NN3 8LE

Offers Over  
£320,000

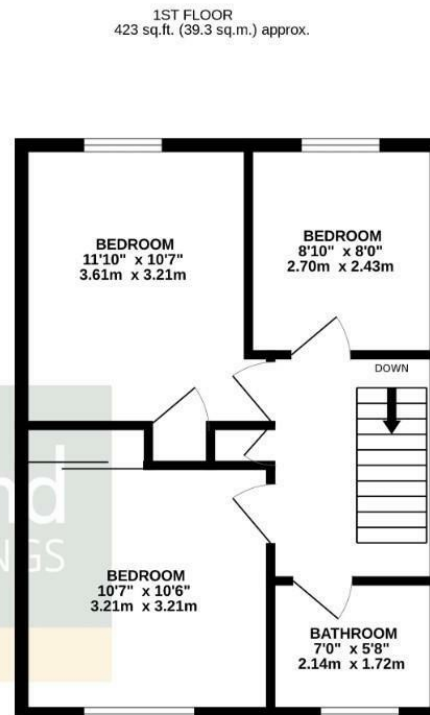
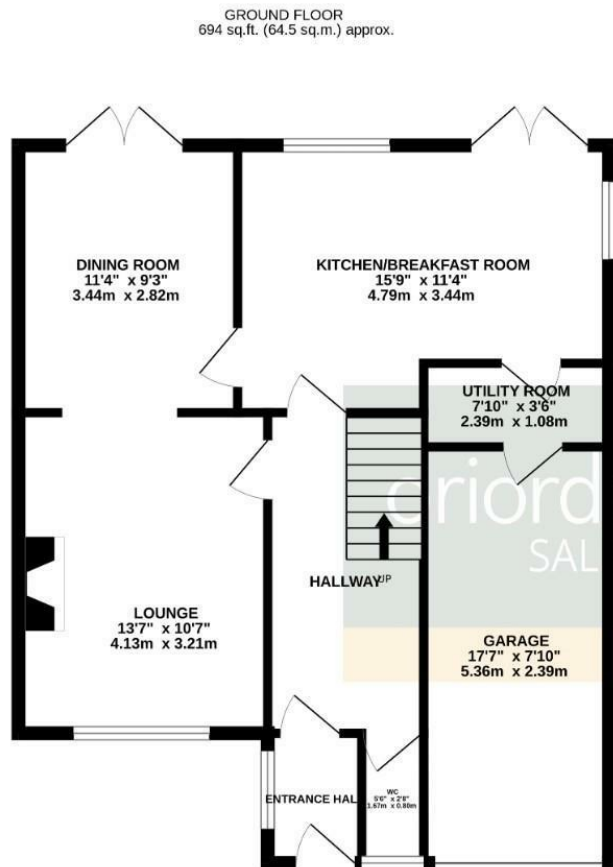
**A rarely available three bedroom detached family home, with potential to extend (subject to planning permission), set on a larger than average plot, within the popular location of Lings. The property is within walking distance to local schools and shops and is offered to the market in great condition.**

Accommodation comprises entrance hall, cloakroom/WC, sitting room open to dining room, extended kitchen/breakfast room and utility space with door to the garage. To the first floor are three good size bedrooms and a re-fitted bathroom. Outside, to the rear of the property is a private and enclosed garden with gated access to an additional side plot/garden. There is a private driveway to the front of the property leading to the garage. Further benefits include uPVC double glazing and gas radiator heating. (B/1117/L)

- Rarely available three bedroom detached home
- Two reception rooms
- Extended kitchen/breakfast room
- Re-fitted bathroom
- Private rear garden with gated access to additional side plot/garden
- Ample off road parking and garage







TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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: 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.

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