



# Langsett Close

Beau Manor, Northampton

oriordanbond  
SALES & LETTINGS



## Langsett Close

Beau Manor  
NN3 9SG

Price  
£329,950

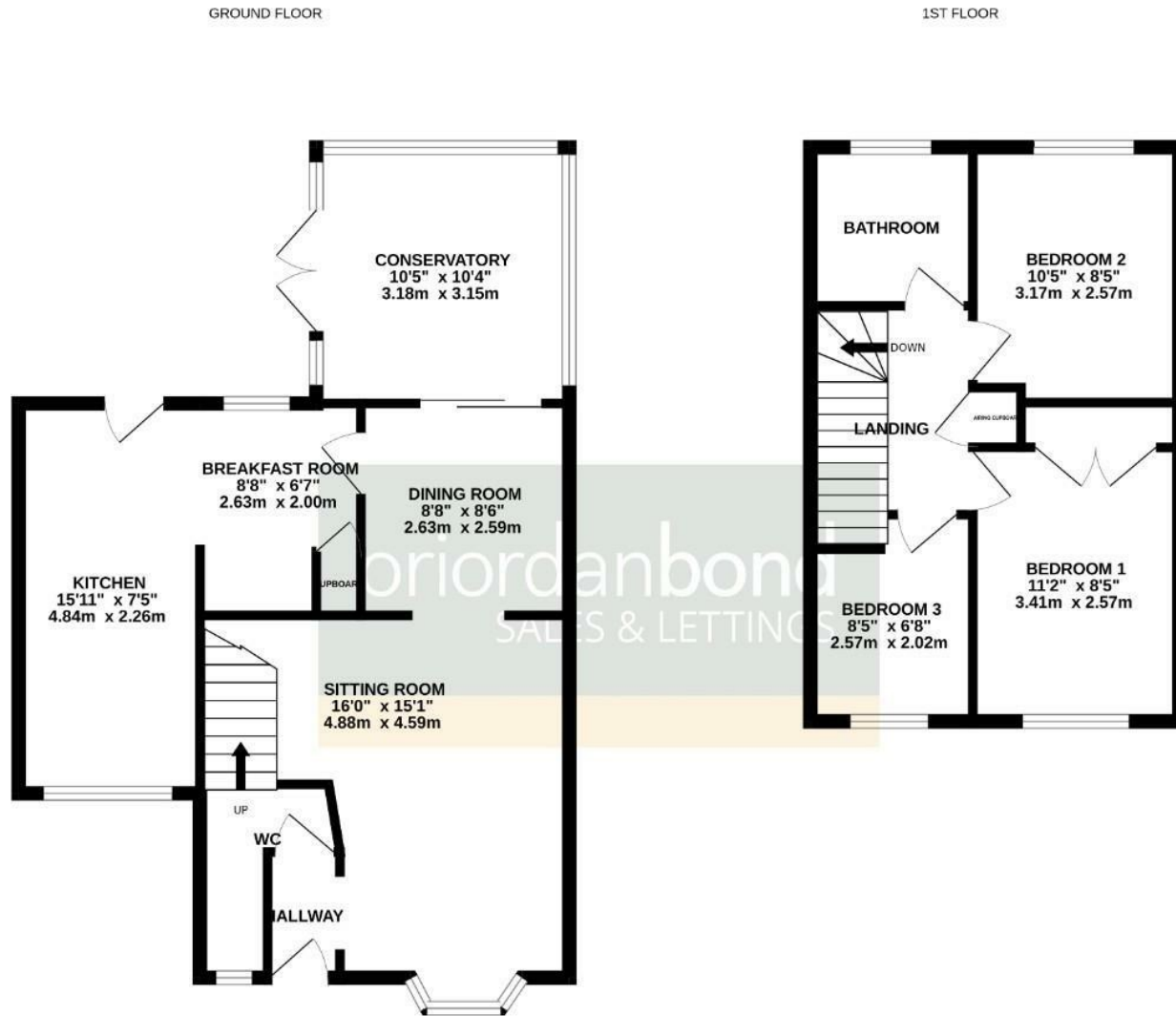
**A modern three bedroom detached property that has been much improved by the current owners and is offered for sale with landscaped gardens and ample private parking. The property is within close proximity to Weston Favell Shopping Centre, local schools including Northampton Academy and Standens Barn Primary as well as the A45.**

The generous living accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, well appointed kitchen/breakfast room with built-in appliances and a conservatory. To the first floor are three bedrooms and a newly re-fitted family bathroom. All windows and doors are uPVC double glazed and there is gas radiator heating with a modern combination boiler. The plot is larger than average and offers landscaped gardens to the rear and side aspects. To the front is a large private driveway and further lawned area. (A/935/M)

- Improved modern three bedroom detached home
- Two reception rooms and conservatory
- Well appointed kitchen/breakfast room with built-in appliances
- Newly re-fitted family bathroom
- Large than average plot with landscaped gardens
- Off road parking

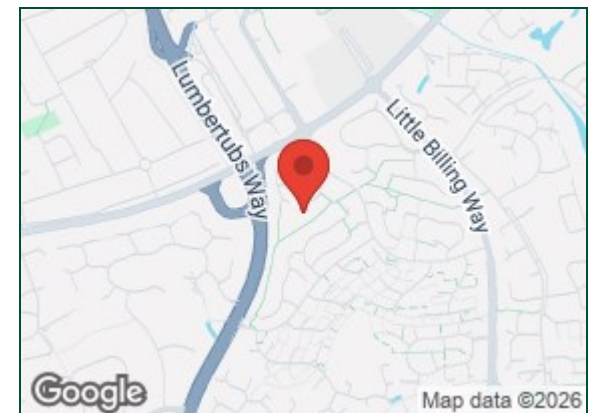






TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.

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.

**O’Riordan Bond Weston Favell Sales**  
01604 784007

westonfavell@oriordanbond.co.uk

