



# East Priors Court

Lings, Northampton

oriordanbond  
SALES & LETTINGS





## East Priors Court

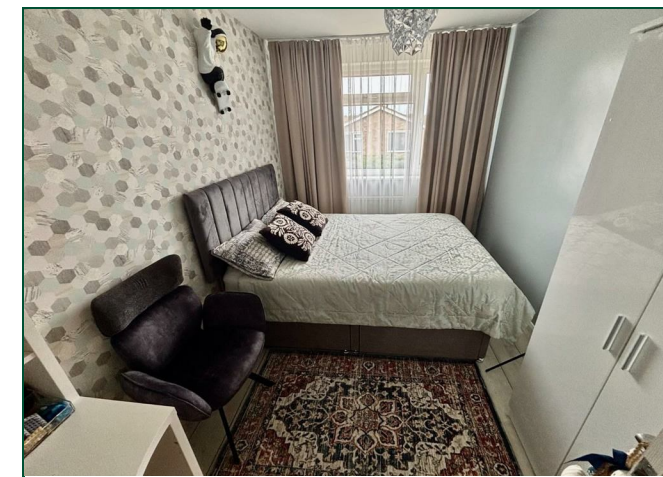
Lings  
NN3 8LB

Offers Over  
£380,000

O'Riordan Bond is delighted to be chosen to market this substantial four bedroom detached property situated in this popular cul-de-sac. This super family home has been vastly improved by the current owners and is presented in excellent order throughout.

The property is offered to the market with no onward chain and has versatile accommodation comprising reception hall, re-fitted cloakroom/WC, sitting room, family room, re-fitted kitchen/breakfast room, large utility room, four generous first floor bedrooms with re-fitted en-suite to the master and a re-fitted and re-modelled family bathroom. Outside are gardens to three aspects and a driveway providing off road parking with access to a garage store. Further benefits include gas radiator heating and uPVC double glazing. (A/1650/M)

- Substantial four bedroom detached home
- Re-fitted kitchen and re-modelled bathroom
- Large utility room
- Gas radiator heating
- Enclosed rear garden
- Off road parking and garage store

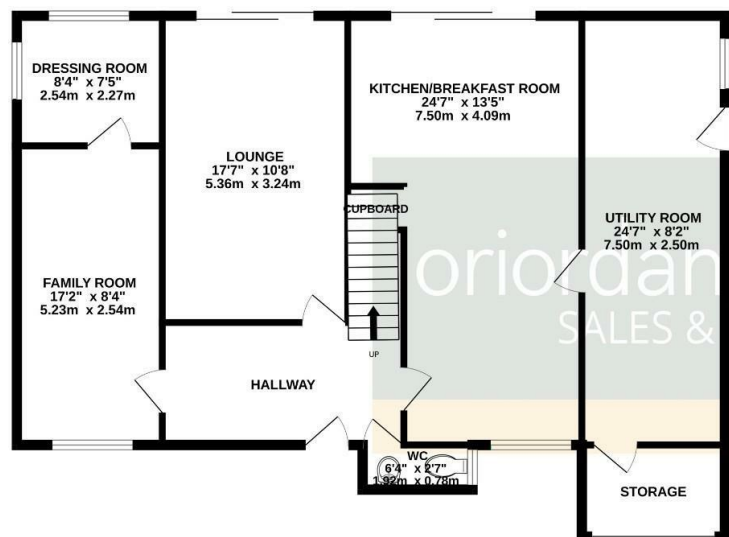




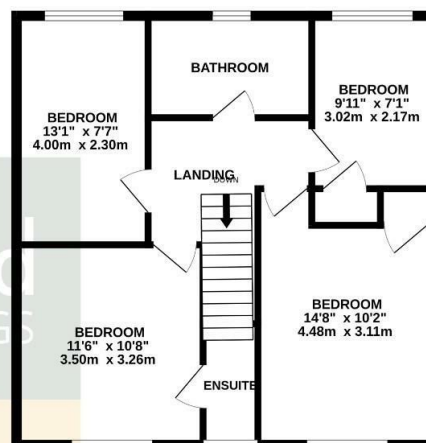




GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.

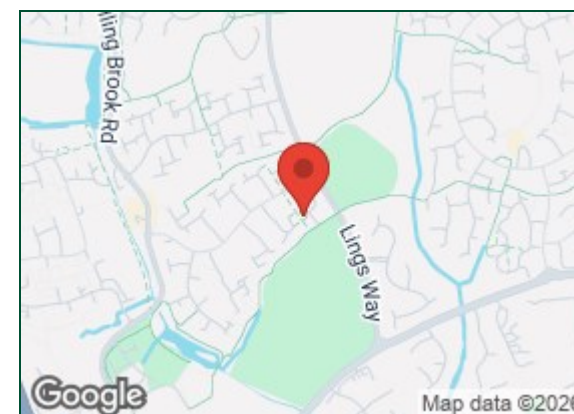


1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.2 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: D
- 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.

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