



# Allard Close

Rectory Farm, Northampton

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SALES & LETTINGS



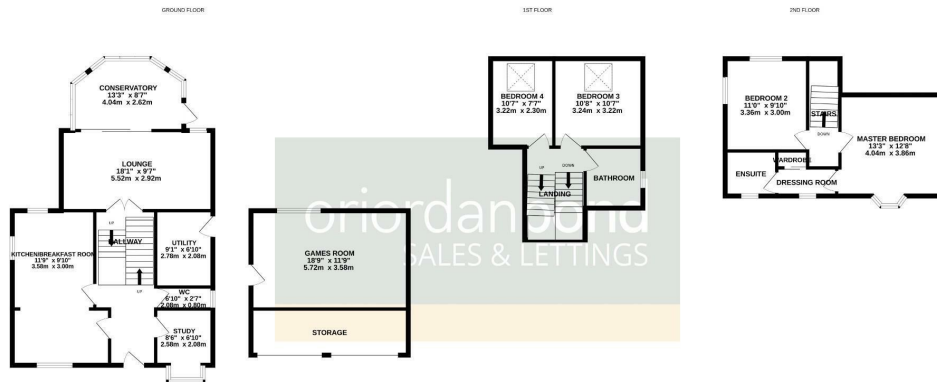
# Allard Close

Rectory Farm  
NN3 5LZ

GUIDE PRICE £399,995

A well presented four bedroom detached family home, offered to the market in fantastic condition, is situated on a good size plot with stunning views overlooking farmland land to the rear. Situated on a private cul-de-sac, within the popular location of Rectory Farm, this home offers modern living accommodation and a part converted double garage with family games room.

The property offers a deceptively large amount of floor space and has accommodation comprising entrance hall, refitted cloakroom, study, refitted kitchen/dining room, utility room, sitting room and a conservatory. The first floor provides two bedrooms and a family bathroom. To the second floor is a master bedroom with dressing room and full ensuite and a further double bedroom. Outside are well maintained front and rear gardens and a driveway leading to a detached double garage/ family room.



TOTAL FLOOR AREA: 1749 sq.ft. (162.5 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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