



**Bentley Close**  
Rectory Farm, Northampton

**oriordanbond**  
SALES & LETTINGS



## Bentley Close

Rectory Farm  
NN3 5JS

Guide Price  
£385,000

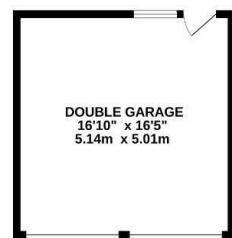
A beautifully presented four bedroom detached family home, situated in the popular area of Rectory Farm, with views over open fields and large duck pond in a pocket park. The property is located in a quiet cul-de-sac with good access to local schools and Weston Favell Shopping Centre nearby.

The accommodation comprises entrance porch, entrance hall, cloakroom/WC, sitting room, dining room, re-fitted kitchen with utility area and a newly constructed 21' conservatory. The first floor offers a master bedroom with re-fitted en-suite, three further bedrooms and a re-fitted family bathroom. Outside is a well maintained enclosed rear garden with feature decked patio, lawn and gravelled area and an open plan lawned front garden with double width driveway to the side providing off road parking leading to a detached double garage. Further benefits include uPVC double glazing and gas radiator heating. (A/1442/M)

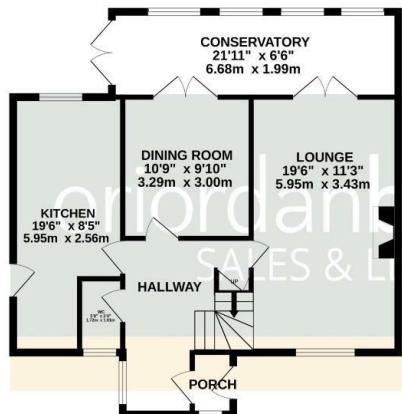
- Beautifully presented four bedroom detached home
- Re-fitted en-suite to master bedroom
- Two reception rooms and newly constructed conservatory
- Re-fitted kitchen and family bathroom
- Enclosed well maintained rear garden
- Driveway and detached double garage



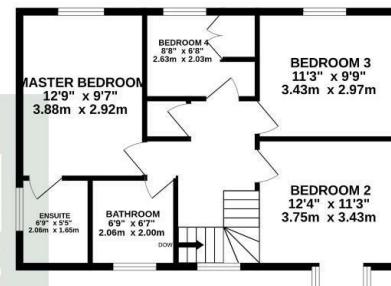




GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (149.9 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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