



# Landcross Drive

Abington Vale, Northampton

oriordanbond  
SALES & LETTINGS



## Landcross Drive

Abington Vale

NN3 3LN

GUIDE PRICE £375,000

O'Riordan Bond is delighted to offer to the market this extended three/four bedroom family home located within the sought after area of Abington Vale with no onward chain. This home is set on a generous plot and is within close proximity to local shops and amenities, Abington Vale Primary School and Northampton School for Boys as well as having good road links.

The versatile accommodation comprises entrance hall, cloakroom/WC, study, sitting room, dining room, kitchen and a playroom/bedroom. To the first floor are three bedrooms and a four-piece family bathroom. Outside is low maintenance frontage with driveway providing ample off road parking leading to a single garage. The rear garden is landscaped with a paved patio, lawn and timber retaining fence. Further benefits include uPVC double glazed windows and gas radiator heating. (A/1311/M)

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

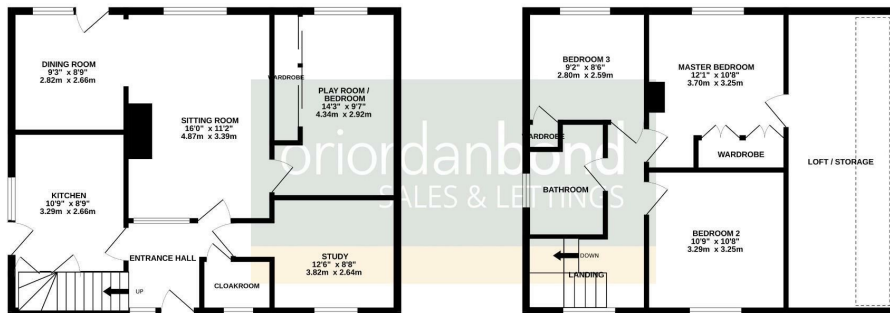
O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Abington East Sales  
01604 639007

abingtoneast@oriordanbond.co.uk

GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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