



**Tanfield Lane**  
Rushmere, Northampton

**oriordanbond**  
SALES & LETTINGS



# Tanfield Lane

Rushmere

NN1 5RN

GUIDE PRICE £530,000

A substantial four bedroom detached family home situated in the ever popular Rushmere area of Northampton. The property has been well maintained by the current owners and makes an ideal family home in an executive location.

The accommodation comprises entrance hall, cloakroom/WC, study, sitting room, dining room, conservatory with the benefit of a solid roof, re-fitted kitchen and a utility room. To the first floor are four bedrooms and a family bathroom with the master bedroom benefitting from an en-suite shower room. Outside is a double width block paved driveway to the front providing off road parking leading to a double garage with up and over doors. The rear garden is landscaped with a range of mature shrubs, lawn and paved patio areas. Further benefits include gas radiator heating and uPVC double glazing. (B/1452/M)

### Additional information

- Council Tax Band: F
- 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 Sales

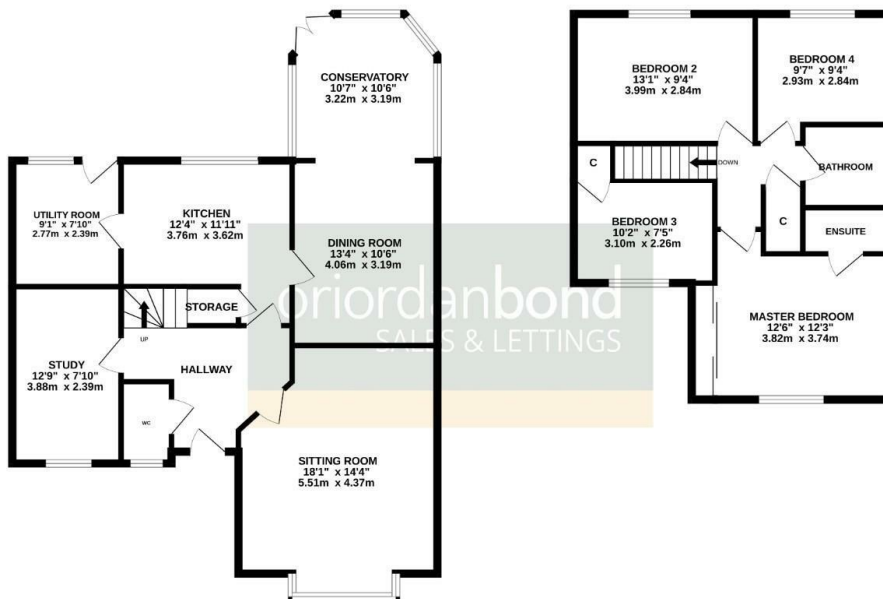
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GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.

1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 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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