



Asking Price Of  
**£310,000**

Freehold

## **4 Tiller Way, Pineham Lock , Northampton, NN4 9DE**

A beautifully presented three bedroom detached family home set in a delightful garden and situated in this highly sought after location of Pineham Lock.

**Northampton**

10 Bridge Street, Northampton, NN1 1NW

**T: 01604 624424**

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The well appointed family home is set over two floors and the accommodation in brief: Reception Hall, CloakRoom, Lounge, Open Plan Kitchen/Dining Room, Spacious Landing Area, Master Bedroom & En-Suite Shower Room, Three Further Bedrooms, Bathroom, Front & Rear Gardens, Driveway and Detached Single Garage

### **Location**

Pineham Lock is a small development on the south west fringe of Northampton, approximately 3.6 miles from the Town Centre and close to open countryside. Both Junctions 15 and 15a of the M1 can be easily accessed via the ring road and the A43 to Oxford is particularly close. Also nearby is Sixfields, the home of the 'Cobblers' football club and host to a number of restaurants, a cinema and retail outlets, including two large supermarkets. Franklin's Gardens, home to the 'Saints' Rugby club, is within close proximity and Collingtree and Delapre golf courses are all easily accessed. The newly built Railway Station is under 3 miles away. The development is great for schooling with it being within Champion School Catchment and having Rothersthorpe and Kislingbury Primary Schools within easy reach.



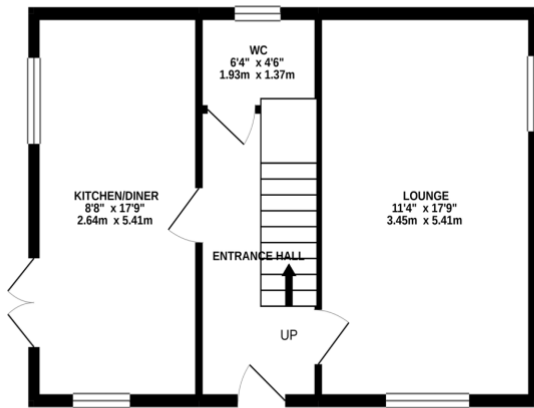


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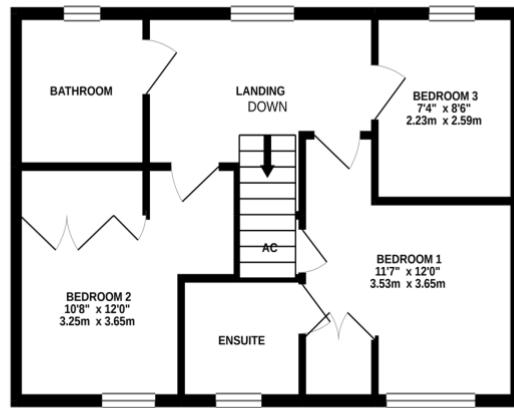
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**Local Authority**  
 Northampton Borough Council

**GROUND FLOOR**  
 466 sq.ft. (43.3 sq.m.) approx.



**1ST FLOOR**  
 466 sq.ft. (43.3 sq.m.) approx.



**TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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