



## 3 NEATON LANE GUILSBOROUGH

**£385,000**  
**FREEHOLD**

Situated in the popular village of Guilsborough, this property in Neaton Lane is a spacious semi-detached family home offering four bedrooms, two reception rooms and two bathrooms.

The property provides plenty of space for family life, the four bedrooms also offer good flexibility for family members, guests or working from home. Outside, there is parking for two cars, along with the usual benefits of living in a well-established village. Guilsborough is a popular village with both Primary and Secondary schools present. Within the village there is a strong community feel and attractive surrounding countryside, while also being conveniently located for access to Northampton, Daventry and the surrounding areas. A good-sized family home in a lovely village location, which would make an excellent choice for anyone looking to move to Guilsborough.



- 4 spacious bedrooms • 2 modern bathrooms • Semi-detached house • Located in Guilsborough • Close to local schools both Primary and Secondary

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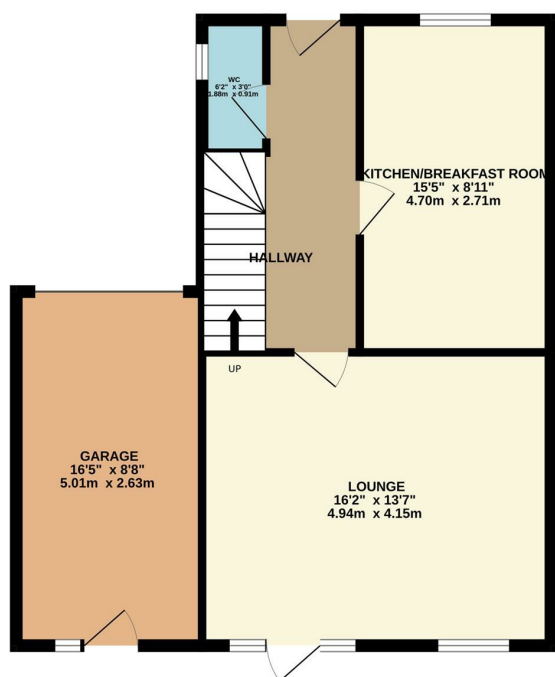
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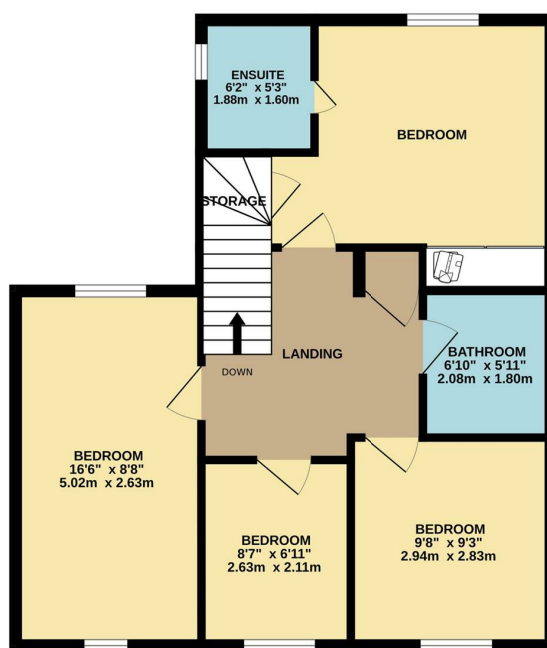
- Family-friendly area • Ideal for commuters • Viewing recommended



GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

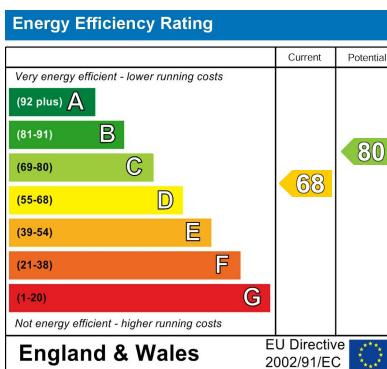


1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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**EPC Rating: D      Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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