

**29 Lister Drive
West Hunsbury
NORTHAMPTON
NN4 9XE**

£600,000



- **DETACHED BUNGALOW**
- **LARGER THAN AVERAGE PLOT**
- **MODERN KITCHEN AND BATHROOMS**
- **GARDENS TO ALL SIDES**
- **FOUR DOUBLE BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **INTEGRAL DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A rarely available four bedroom detached bungalow, located in this highly sought after road of individually built properties. Situated on a larger than average plot and backing directly onto Shelfleys Park, this wonderful and exclusive property has been greatly updated in recent years to be offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen, utility room, four double bedrooms each with fitted wardrobes, en-suite to master, and a family bathroom. The property also benefits from UPVC double glazing, gas central heating, off road parking, and a large double garage.

Internal

Entrance Hall

14'0" x 6'7" (4.29 x 2.03)

Enter via UPVC door with obscure windows to sides, luxury vinyl tiled flooring, radiator.

Lounge

23'7" x 13'7" (7.19 x 4.16)

UPVC French doors and patio doors to rear aspect, feature fireplace with inset log burner, decorating coving, two radiators.

Dining Room

13'7" x 11'1" (4.16 x 3.38)

UPVC window to rear aspect, luxury vinyl tiled flooring, radiator.

Kitchen

11'9" x 9'8" (3.59 x 2.96)

Two UPVC windows to rear and side aspects, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated appliances to include eye level double oven, induction hob with extractor over, dishwasher, and fridge, complementary tiling, luxury vinyl tiled flooring, radiator.

Utility Room

9'9" x 5'7" (2.98 x 1.72)

UPVC door and window to side aspect, wall and base units with roll top work surfaces, stainless steel sink and drainer, space for various appliances, complementary tiling, internal door to garage, luxury vinyl tiled flooring, radiator.

Rear Lobby

Doors leading to all bedrooms and bathroom, cupboard housing boiler, further storage cupboard housing fuse box, radiator.

Bedroom One

18'2" x 12'7" (5.56 x 3.85)

Two UPVC windows to rear aspect, a range of fitted wardrobes, radiator.

En-Suite

6'1" x 5'1" (1.86 x 1.56)

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, chrome heated towel rail.

Bedroom Two

11'8" x 11'8" (3.58 x 3.57)

UPVC window to front aspect, fitted double wardrobe, radiator.

Bedroom Three

11'8" x 8'10" (3.58 x 2.70)

UPVC window to front aspect, fitted double wardrobe, radiator.

Bedroom Four

11'8" x 8'9" (3.58 x 2.68)

UPVC window to front aspect, fitted double wardrobe, radiator.

Bathroom

8'6" x 6'11" (2.61 x 2.13)

Obscure UPVC window to side aspect, panel bath with shower over, low level wc, inset sink unit with storage under, complementary tiling, extractor fan, radiator.

External**Front Garden**

Mainly laid to lawn with various shrub beds, block paved driveway offering off road parking.

Rear Garden

Mainly laid to lawn with various shrub beds and borders, raised decking area with pergola, partially covered patio area, gated side access, enclosed by various hedges and wooden fencing.

Double Garage

21'8" reducing to 17'5" x 17'7" (6.61 reducing to 5.32 x 5.38)

Electric roller shutter door, power and light connected.

Agents Note

Local Authority: West Northamptonshire

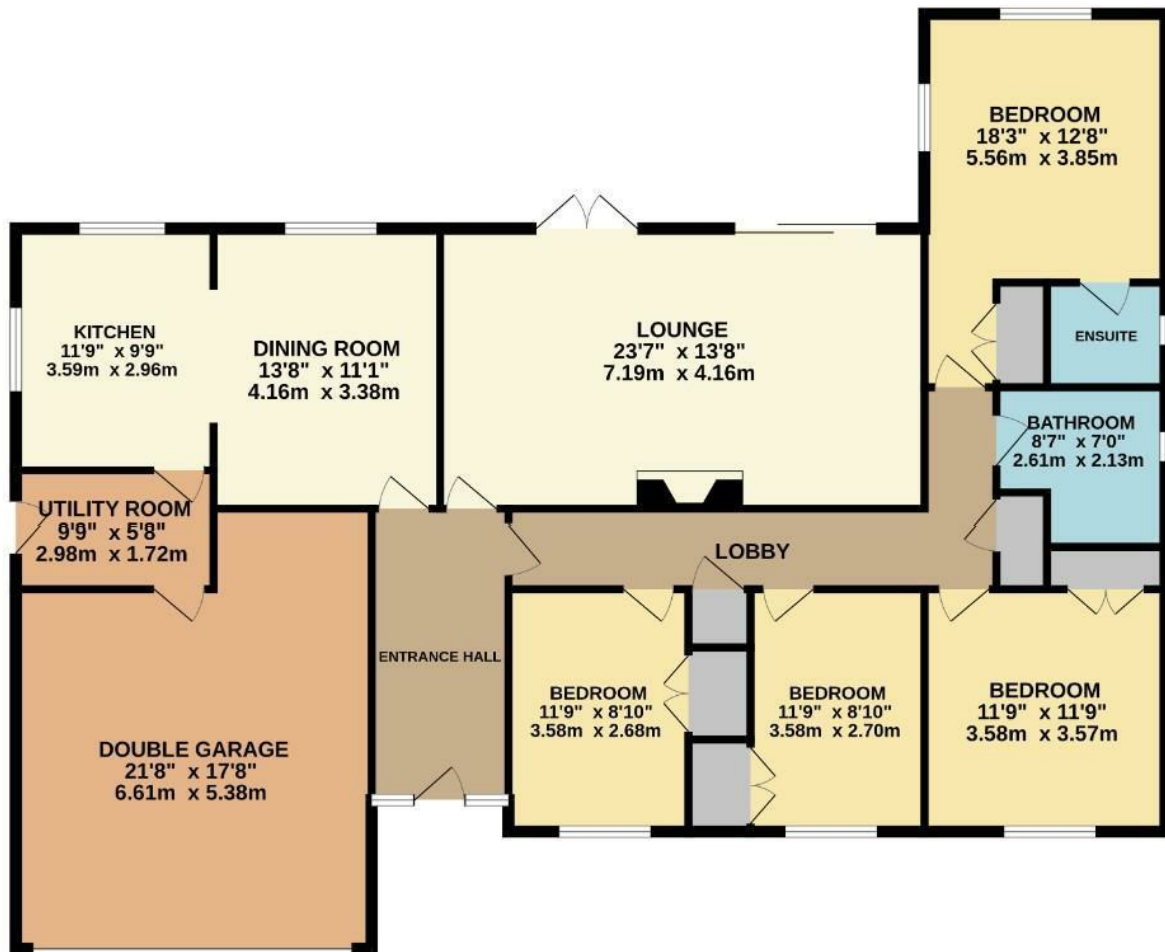
Council Tax Band: F





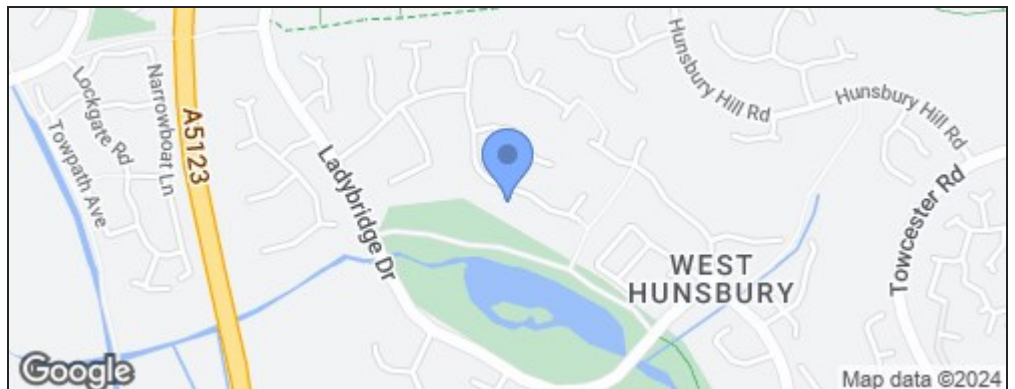


GROUND FLOOR
1839 sq.ft. (170.9 sq.m.) approx.



TOTAL FLOOR AREA: 1839 sq.ft. (170.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.