

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

**£500,000**



- **UNIQUE DETACHED BUNGALOW**
- **EN-SUITE TO MASTER BEDROOM**
- **SOUGHT AFTER LOCATION**
- **NO UPPER CHAIN**

- **THREE / FOUR BEDROOMS**
- **GENEROUS PLOT WITH PRIVATE REAR GARDEN**
- **DETACHED DOUBLE GARAGE**
- **ENERGY EFFICIENCY RATING : TBC**

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Located in a highly sought after street of individually built properties, this unique three/four bedroom detached bungalow has been built and owned since new by the current owners over forty years ago. Situated on a generous plot with a private rear garden backing directly on to Shelfleys Park, the property is also offered with no upper chain. With accommodation comprising in brief; entrance hall, open plan lounge/diner, conservatory, kitchen/breakfast room, three bedrooms, an en-suite shower room to bedroom one, a potential fourth bedroom currently converted into a fully working sauna, and a bathroom. Externally there are gardens to the front and rear gardens, a driveway offering off road parking for several vehicles, and a double garage with electric roller shutter doors. The property also benefits from double glazing, and gas central heating.

### **Entrance Porch**

Enter via patio doors, door leading to :-

### **Entrance Hall**

Storage cupboard, loft access, cupboard housing boiler, wooden flooring, radiator.

### **Lounge / Diner**

24'1" x 15'7" reducing to 8'5" (7.35 x 4.75 reducing to 2.58)

Window and patio doors to rear aspect, wooden flooring, two radiators.

### **Conservatory**

12'3" x 8'2" (3.75 x 2.50)

Two patio doors leading to rear garden, ceramic tiled flooring, radiator.

### **Kitchen / Breakfast Room**

12'0" x 8'4" (11'3" x 5'1") (3.68 x 2.55 (3.44 x 1.57))

Two windows and door to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel double sink, spaces for various appliances, ceramic tiled flooring, radiator.

### **Bedroom One**

13'6" reducing to 11'7" x 12'4" inc. wardrobes (4.12 reducing to 3.54 x 3.77 inc. wardrobes)

Window to rear aspect, a range of fitted wardrobes, wooden laminate flooring, cupboard housing hot water tank, radiator.

### **En-Suite**

6'1" x 5'4" (1.86 x 1.64)

Obscure window to side aspect, tiled shower cubicle, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, radiator.

### **Bedroom Two**

14'0" x 12'4" inc. wardrobes (4.28 x 3.78 inc. wardrobes)

Window to front aspect, fitted wardrobes, radiator.

### **Bedroom Three**

10'6" reducing to 7'5" x 6'11" (3.21 reducing to 2.27 x 2.11)

Window to front aspect, wooden laminate flooring, radiator.

### **Sauna / Potential Bedroom Four**

7'4" x 5'10" (2.24 x 1.79)

Obscure window to front aspect, wooden paneling, ceramic tiled flooring.

**Bathroom**

6'4" x 5'4" (1.95 x 1.65)

Obscure window to front aspect, bath unit with shower attachment, low level wc, pedestal wash hand basin, ceramic tiled flooring and walls, radiator.

**Front Garden**

Block paved driveway offering off road parking for multiple vehicles, various flower and shrub beds.

**Rear Garden**

Mostly laid to gravel with various flower and shrub beds and borders, gated side access, enclosed by wooden fencing.

**Detached Double Garage**

17'9" x 16'2" (5.42 x 4.94)

Two electric roller shutter doors, two windows to side aspect, fusebox, power and light connected.

**Agents Note**

Local Authority: West Northamptonshire

Council Tax Band: F













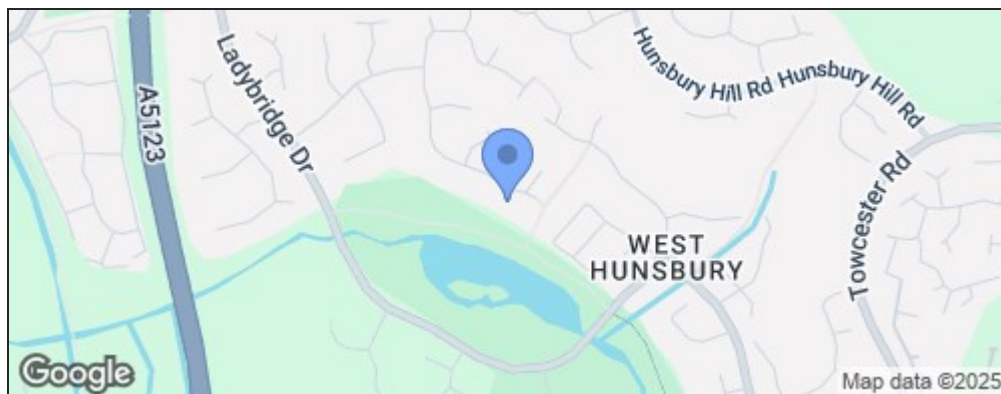
# GROUND FLOOR 1517 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.