

**28 Summerfields
West Hunsbury
NORTHAMPTON
NN4 9YN**

£325,000



- **DETACHED BUNGALOW**
- **KITCHEN / DINER**
- **UPVC DOUBLE GLAZING**
- **NO UPPER CHAIN**

- **THREE BEDROOMS**
- **WET ROOM**
- **DRIVEWAY AND GARAGE**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom detached bungalow, situated in a quiet cul-de-sac in the sought after area of West Hunsbury, offered in good condition with no upper chain. With accommodation comprising in brief; entrance porch, lounge, kitchen/diner, three bedrooms, and a wet room. Externally there are gardens to the front and rear, a long driveway to the side offering off road parking for multiple vehicles, leading to a detached garage. The property also benefits from UPVC double glazing, and gas central heating.

Entrance Porch

Enter via UPVC door, radiator.

Lounge

15'8" x 11'5" (4.80 x 3.48)

Bow UPVC window to front aspect, feature gas fireplace, radiator.

Kitchen / Diner

14'11" x 10'5" reducing to 7'1" (4.56 x 3.19 reducing to 2.16)

UPVC window to front aspect, UPVC door to side, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven, and hob with extractor over, space for various appliances, wall mounted boiler, complementary tiling, radiator.

Rear Lobby

8'0" x 5'6" (2.44 x 1.69)

Doors to bedrooms and wet room.

Bedroom One

11'10" x 12'2" reducing to 10'2" (3.61 x 3.73 reducing to 3.12)

UPVC window to rear aspect, radiator.

Bedroom Two

12'2" x 9'10" (3.73 x 3.02)

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

Bedroom Three

8'0" x 6'11" (2.44 x 2.11)

UPVC window to side aspect, radiator.

Wet Room

8'10" x 6'6" (2.71 x 1.99)

Obscure UPVC window to side aspect, tiled shower area, low level wc, pedestal wash hand basin, complementary tiling, cupboard housing hot water tank, chrome heated towel rail.

Front Garden

Lawn area with various flowers and shrubs, double gates leading to long driveway offering off road parking.

Rear Garden

Mainly laid to lawn with patio area, various flower and shrub borders, greenhouse, enclosed by wooden fencing.

Garage

16'5" x 9'0" (5.02 x 2.76)

Up and over door, power and light connected.

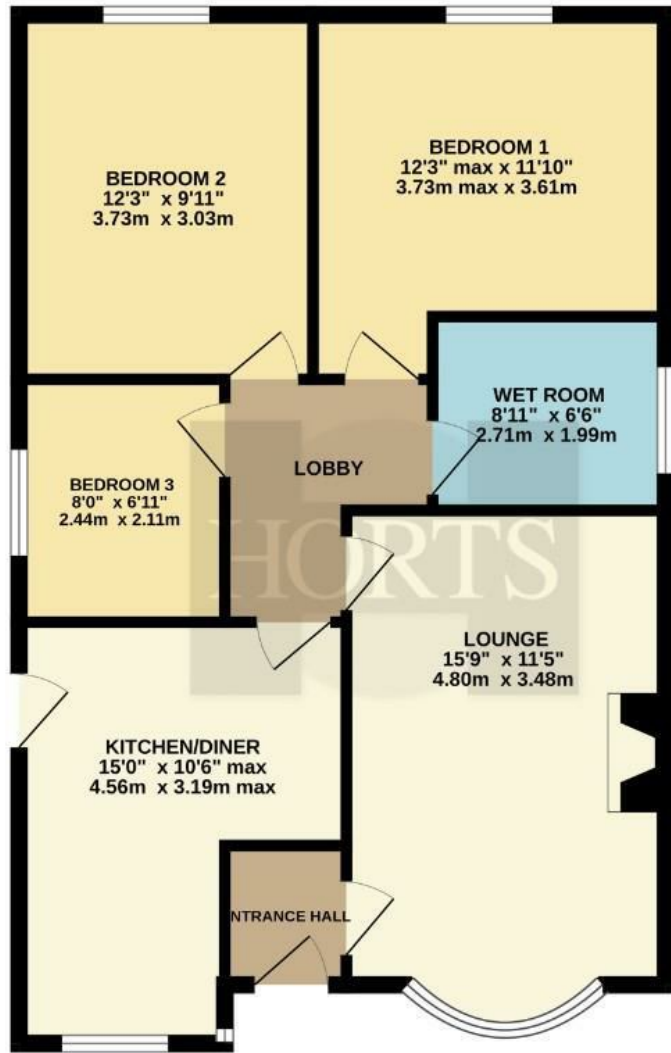
Agents Notes

Local Authority: West Northamptonshire
Council Tax Band: D






GROUND FLOOR

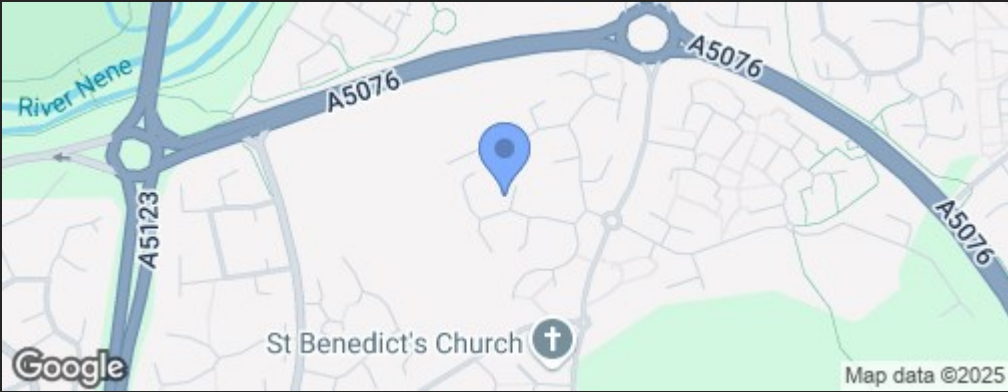


TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.