



**47 Lindisfarne Way, East Hunsbury, Northampton, NN4 0WH**  
**£239,995 Freehold**

HIGHLY RECOMMENDED. A much improved two bedroom modern property situated on the end of a terrace of just four homes served by a private driveway in a no through road in the ever popular East Hunsbury District. The property also benefits from: a generous end plot meaning the garden is more typical of one found with a three or four bedroom house, double glazing, gas central heating via a replacement combination boiler, entrance hall, re-fitted modern grey kitchen, lounge with French doors to a lovely conservatory addition which in turn has French doors in to the garden, first floor landing with loft access via pull down ladder, two double size bedrooms (both with fitted cupboards) and a bathroom. Outside, the front is laid to off road parking in addition to the tandem driveway extending to the side with electricity point and water tap, and a gate through to the rear garden with hardstanding for a shed and a good degree of privacy. EPC Rating: C. Council Tax Band: B

**Popular East Hunsbury Development | Conservatory Addition | Double Glazing & Gas Central Heating | Two Double Bedrooms | Off Road Parking & Driveway | Lovely End Plot**

modern marketing · traditional values

### ENTRANCE HALL

uPVC obscure double glazed entrance door.  
Radiator. Staircase rising to first floor landing.  
Wood laminate flooring.

### KITCHEN 2.97m x 2.26m (9'9 x 7'5)

Double glazed window to front elevation. Gloss grey wall and base units with matching cupboard housing gas fired boiler. Work surfaces. Stainless steel sink unit with mixer tap. Built in electric oven, hob and hood over. Space for fridge/freezer. Space for washing machine. Consumer unit. Tiled floor.

### LOUNGE 4.32m x 3.56m (14'2 x 11'8)

Double glazed French doors to conservatory.  
Radiator. Under stairs cupboard.

### CONSERVATORY 3.66m x 2.95m (12'0 x 9'8)

A lovely addition in uPVC. French doors to garden.  
Tiled floor. Pitched poly carbonate roof.

### FIRST FLOOR LANDING

Access to loft space via drop down ladder. Doors to:

### BEDROOM ONE 2.74m x 3.00m (9'0 x 9'10)

Double glazed window to rear elevation. Radiator.  
Wall to wall wardrobes.

### BEDROOM TWO 2.59m x 3.00m (8'6 x 9'10)

Double glazed window to front elevation. Radiator.  
Overstairs wardrobe. Airing cupboard.

### BATHROOM 1.88m x 1.65m (6'2 x 5'5)

Obscure double glazed window to side elevation.  
Ladder style radiator. Suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Extractor fan.

### OUTSIDE

#### FRONT GARDEN

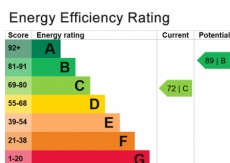
Open plan and laid to off road parking, in addition to the tandem driveway to the side. Gate into garden.

#### REAR GARDEN

A generous double width plot garden with paved patio and lawned beyond. Shaped beds and raised borders. Hardstanding for shed. Electric points. Water tap. A good degree of privacy.

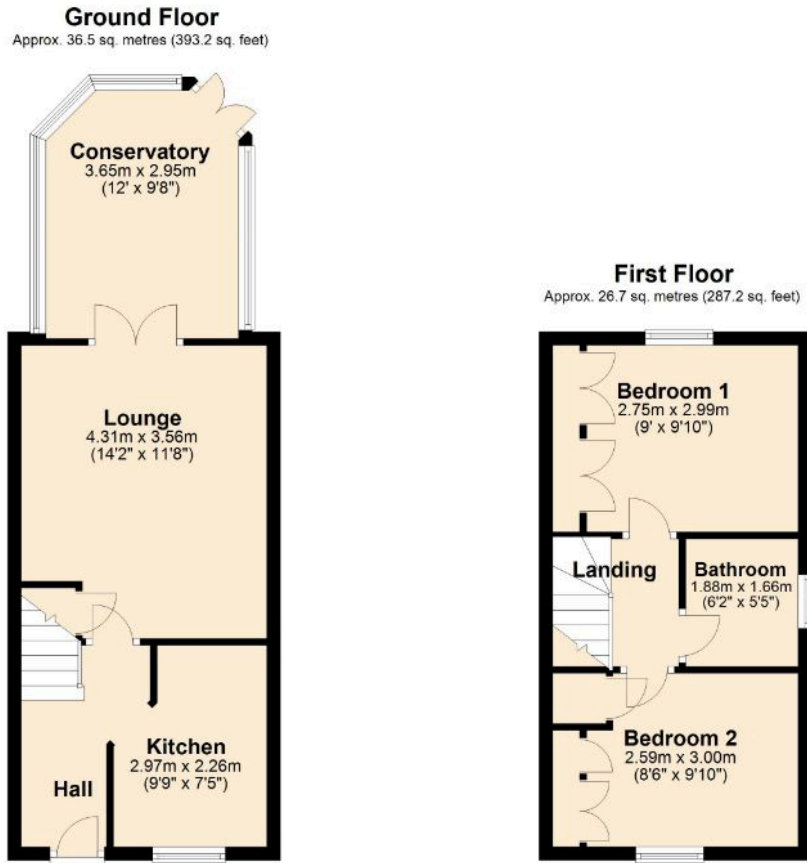
#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

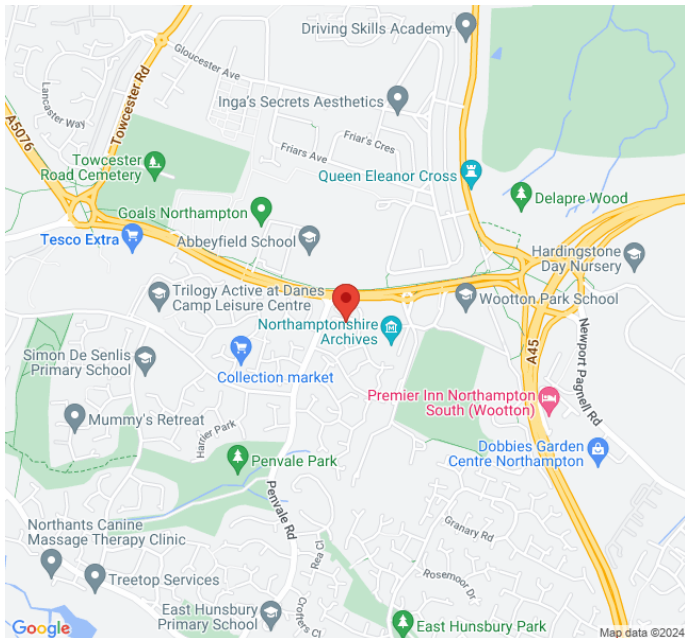


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 63.2 sq. metres (680.4 sq. feet)



## LOCAL AREA INFORMATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.

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