



4 Lichfield Drive, East Hunsbury, Northampton, NN4 0QU

This extended and much improved four-bedroom family home in East Hunsbury with no onward chain, offers a great blend of space, style, and convenience and has storage in abundance!

Highlights include, large open plan kitchen, dining and family room, Separate utility, living room, ground floor WC, three double bedrooms, large En suite, refitted bathroom with shower & private gardens, double glazing and gas central heating.

Viewing is highly recommended to fully appreciate the features of this well-presented property. Families will benefit from being close to two local primary schools. The property is also within walking distance to a variety of amenities including a large Tesco Express, leisure centre, dentist and doctor's surgery, and parkland. EPC rating is C.



- * Detached family home
- * Extended & improved
- * Double glazing
- * Cloakroom

- * Four bedrooms
- * Refitted Kitchen
- * En Suite shower room
- * Parking & Garden

FOR SALE Offers in the Region Of £390,000

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Front

Laid to lawn with flower beds and shrub borders. Tarmac driveway providing parking for two vehicles.

Entrance Hall

Entrance via UPVC part glazed door: Tiled floor, stairs rising to the first floor, wall mounted radiator, alarm control pad, doorways to kitchen and sitting room.

Sitting room 17' 11" x 10' 2" (5.45m x 3.11m)

Walk in bay with UPVC Georgian style windows, wall mounted radiator, wall mounted decorative electric fireplace.

Kitchen, dining room & family room 25' 6" x 20' 8" (7.77m x 6.31m)

The original layout has been thoughtfully redesigned to create a spacious, bright, and open-plan living area—truly the heart of this family home. The kitchen has been refitted with a selection of light grey floor and eye-level units, complemented by quartz work surfaces, a breakfast bar, and stylish splashback tiling. A built-in Rangemaster Aga with an extractor hood takes centre-stage, alongside an under-mounted deep-set sink with a mixer tap. Additional features include an American style Fridge freezer that's included in the sale and a space under the worktop for a built-in dishwasher, and there is a handy and roomy understairs storage cupboard. A UPVC window to the rear allows natural light to flood the space, enhanced by recessed ceiling spotlights.

The contemporary tiled flooring and stylish lighting continue seamlessly into the dining and family area, which offers ample space for furniture such as a dining table and a generously sized corner sofa. Large patio doors and a rear-facing window provide a lovely connection to the garden, while two wall-mounted decorative radiators ensure warmth and comfort, and two sky lights allow an abundance of natural light. family room width: 4.6 meters

Utility room

Previously the rear part of the garage, this space has been cleverly transformed into a spacious and functional utility room—perfect for keeping laundry separate from the main living areas. The room features dedicated space for both an automatic washing machine and tumble dryer, along with a deep-set under-mount sink set within a sleek quartz worktop, complemented by splashback tiling. White gloss base and eye-level units provide storage, while laminated wooden flooring adds a practical yet modern touch. A built-in storage cupboard houses the central heating boiler and hot water storage tank, keeping essentials neatly tucked away. Ceiling spotlights enhance the bright and airy feel, while a UPVC part-glazed door, complete with a cat flap, offers convenient access to the side of the property and rear garden for you and your feline companions.

First Floor Landing

The L-shaped landing provides access to all bedrooms and the family bathroom, with a ceiling hatch offering entry to the loft space. A convenient built-in storage cupboard is perfect for neatly stowing away bedding and towels.

Bedroom One 12' 8" x 9' 7" (3.85m x 2.91m)

Situated at the front of the house, this bedroom features a spacious built-in double wardrobe, a Georgian-style UPVC double-glazed window, and a wall-mounted radiator. A doorway provides access to the en-suite.

Shower room

A generously sized en-suite featuring a large walk-in shower with a mains-powered shower and sliding doors. The space includes a sleek hand wash basin and WC, complemented by black tiled walls and cream shimmer-effect tiled flooring. A chrome wall-mounted towel rail adds a stylish touch, while a built-in linen and towel cupboard provides valuable storage. Recessed spotlights illuminate the room, and a Georgian-style UPVC double-glazed window to the front allows for natural light.

ANTI MONEY LAUNDERING REGULATIONS

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Bedroom Two 15' 2" x 8' 4" (4.62m x 2.53m)

A spacious double bedroom situated at the front of the house, featuring a built-in wardrobe for additional storage. The room is well-lit during the day with a Georgian-style UPVC double-glazed window and kept warm by a wall-mounted radiator.

Bedroom Three 9' 5" x 9' 7" (2.88m x 2.93m)

A third double bedroom situated at the rear of the house, featuring a built-in wardrobe for additional storage. The room is well-lit during the day with a UPVC double-glazed window and kept warm by a wall-mounted radiator.

Bedroom Four 8' 4" x 6' 0" (2.55m x 1.83m)

A versatile single bedroom, ideal as a nursery or home office. Situated at the rear of the house, it features a UPVC double-glazed window and a wall-mounted radiator.

Family Bathroom

A stylish and modern bathroom featuring a luxurious whirlpool bath. The space is fully tiled to both the walls and floor and includes a mains shower over the bath with a concertina shower screen. Additional features include a hand wash basin, WC, chrome heated towel rail, extractor fan, UPVC obscure glazed window, and recessed spotlights in the ceiling.

Rear Garden

A low-maintenance garden designed for effortless enjoyment, featuring artificial turf and patio areas—ideal for those who appreciate the look of a lush lawn without the upkeep. Enclosed by timber fencing on three sides, with mature trees at the rear offering added privacy. Gated side access provides a convenient route to the front of the property.

Garage/Store

Part of the original garage has been kept providing additional storage (the rear section has been used to create a spacious utility room). Up & over metal door to the front with light and power connected.



Additional information

Mains drains, gas, water & electricity are connected to the property. Heating is via gas central heating. The local authority for this property is West Northamptonshire Council and the council tax band is D

Only the fixtures & fittings and other items described in these details are included in the selling price. The Agents have not checked they are fit for purpose nor have we tested any of the services mentioned within these details.

Verification of the legal title of the property has not been sought & the purchaser should seek verification of this through their solicitor.

These property details do not constitute part of, (or all) of an offer, or contract.

The tenure of this property is **FREEHOLD**

Broadband speed: Follow this link to check: [Broadband Speed Checker - Best Broadband & Speeds in my area](#)

Mobile Signal & coverage: Follow this link to check: [Mobile Coverage Checker by postcode for all UK networks with one search | Signalchecker.co.uk](#)

THIS EPC Rating for this property is C – details in the [link](#)

Buying to let?

The rental value of this property is £1,700 per calendar month (exclusive of bills)

Measurements provided by Agent:

All measurement given on these details are approximate and are for guidance purposes only. Potential buyers are strongly advised to take their own measurements.

STAMP DUTY

You can calculate what stamp duty you will need to pay by clicking this [link](#)

Standard Rates

- £125,001 – £250,000: 2%
- £250,001 – £925,000: 5%
- £925,001 – £1.5 million: 10%
- Over £1.5 million: 12%

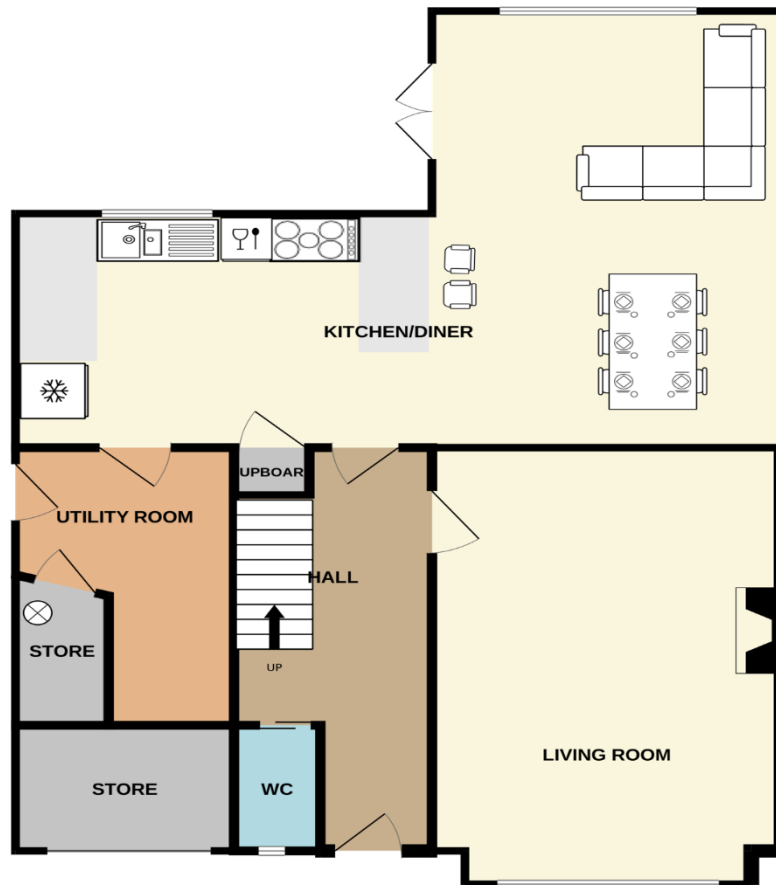
First-Time Buyers

- 0% on the first £300,000
- 5% on property value between £300,001 and £500,000

Additional Properties (Buy-to-let and second home purchases)

- Up to £125,000: 5%
- £125,001 – £250,000: 7%
- £250,001 – £925,000: 10%
- £925,001 – £1.5 million: 15%
- Over £1.5 million: 17%

GROUND FLOOR



1ST FLOOR

