



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

HOWKINS &
HARRISON

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

Guide Price: £425,000

Features

- Impressive detached family home.
- Corner plot
- Extended and tastefully presented
- Sitting room
- Study & cloakroom
- Well appointed kitchen/family room
- Four double bedrooms
- En-suite to master
- Family bathroom & cloakroom
- South facing rear garden
- Wootton Park School catchment area



Location

East Hunsbury is an area to the South of Northampton and less than a mile from Sixfields for shopping, cinema and restaurants. Primary and Secondary schools are available nearby and the sought after Wootton Park School is within a mile and caters for 4-18 year olds. Northampton train station is approximately 3 miles away and has regular rail services to Euston in within an hour.



Outside

The front garden is mainly lawned with a driveway for two vehicles.

The rear garden enjoys a south facing aspect with a paved patio which continues to the side of the house giving ample storage space, well tended mainly lawned gardens with mature planting.



Ground Floor

The entrance hall is approached through a UPVC door, stairs rising to the first floor accommodation, wood effect flooring which continues to a majority of the ground floor, doors off to principal rooms including the sitting room, study and cloakroom. A well appointed kitchen/family room can be found to the rear of the house which has a range of modern high gloss cabinets, working surfaces incorporating a sink unit, gas point for Range style cooker, dishwasher, two integrated chiller drawers and UPVC French doors overlooking and leading out to the south facing rear garden. Just off the kitchen is a utility room with matching cabinets, working surface and sink, plumbing for washing machine, Vaillant boiler and UPVC door to the side access.

First Floor

The first floor has four double bedrooms with built in wardrobes, en-suite shower room to the master bedroom, and a four piece family bathroom suite comprising of a bath, double shower cubicle, wash hand basin and WC.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

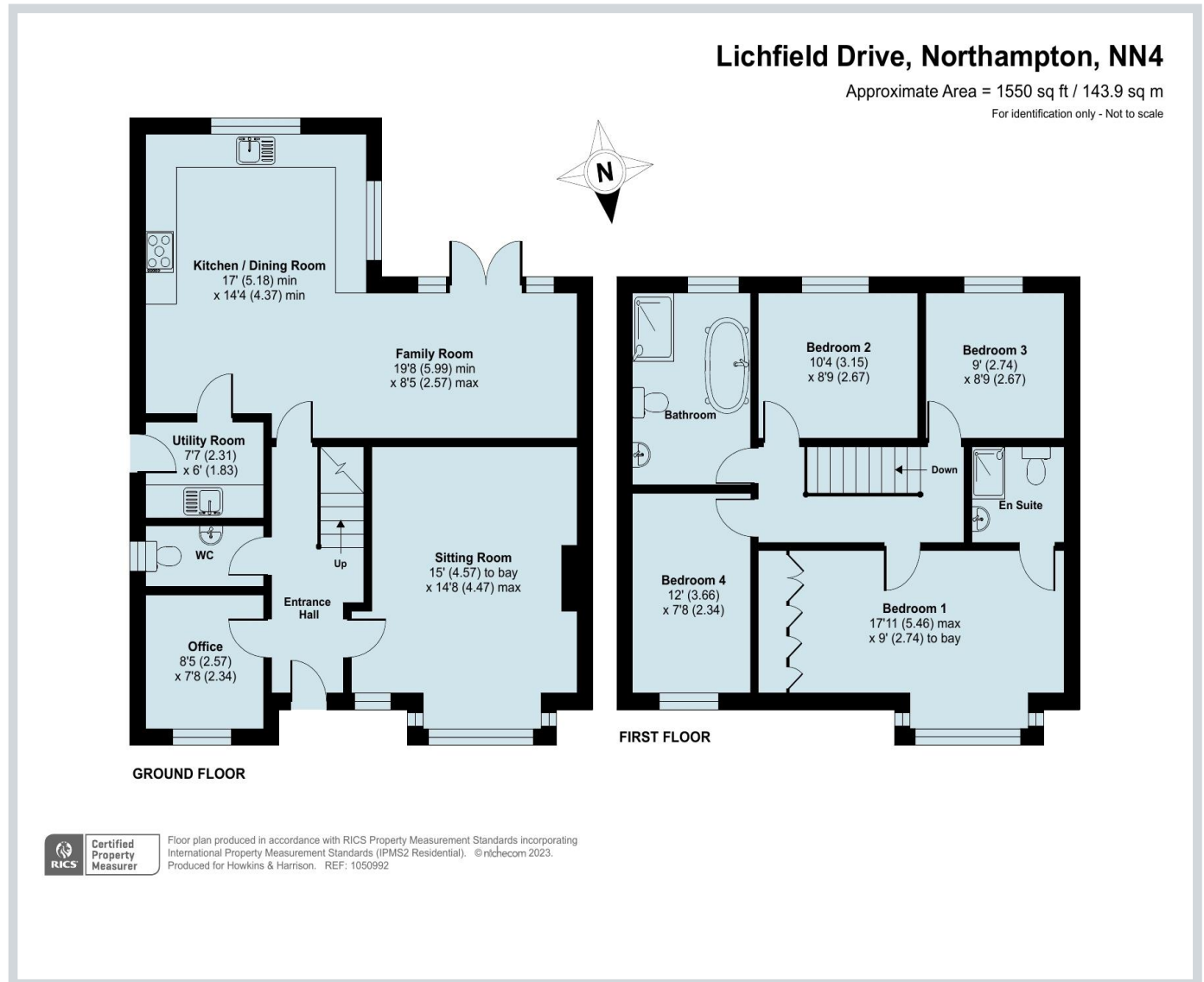
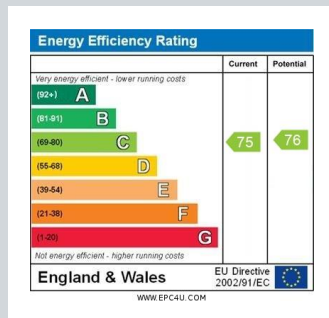
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- D



Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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