



**Lambrook Drive**  
East Hunsbury, Northampton

**oriordanbond**  
SALES & LETTINGS



## Lambrook Drive

East Hunsbury  
NN4 0WA

Price  
£324,995

An immaculate and extended three bedroom semi-detached property, located within the heart of the East Hunsbury estate, close to local amenities. The property has been tastefully updated and extended by the current owners.

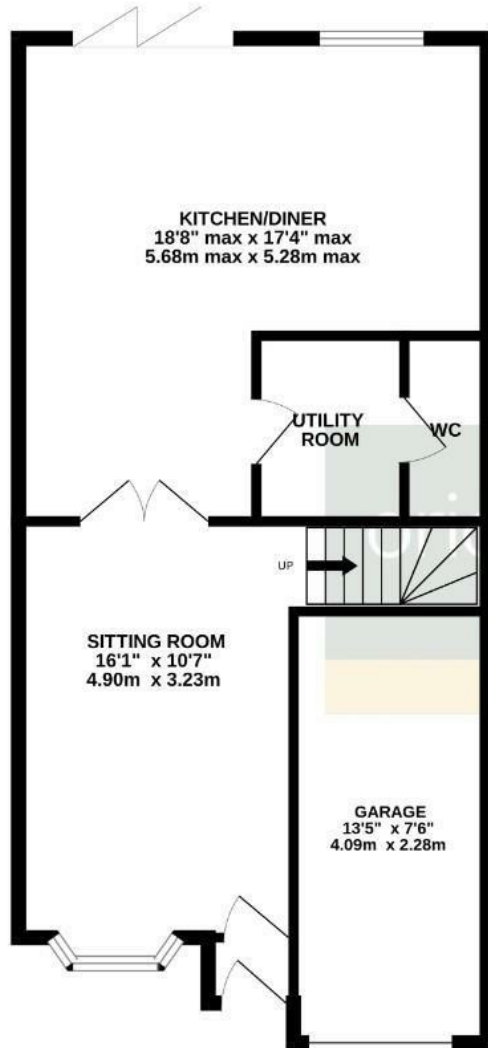
Accommodation comprises entrance hall, sitting room with bay window, open plan kitchen/dining room with breakfast bar, built-in appliances, roof lantern and bi-folding doors to the rear garden, a utility room and a cloakroom/WC. The first floor landing leads to three good size bedrooms and a re-fitted family shower room. Outside to the front is a block paved driveway providing off road parking for several cars leading to an integral garage. To the rear is an enclosed low maintenance garden with patio and artificial lawn as well as side access. Further benefits include uPVC double glazing and gas radiator heating. (A/1089/M)

- Immaculate and extended three bedroom semi-detached
- Open plan kitchen/dining room with roof lantern
- Re-fitted shower room
- Gas radiator heating
- Low maintenance rear garden
- Off road parking and integral garage

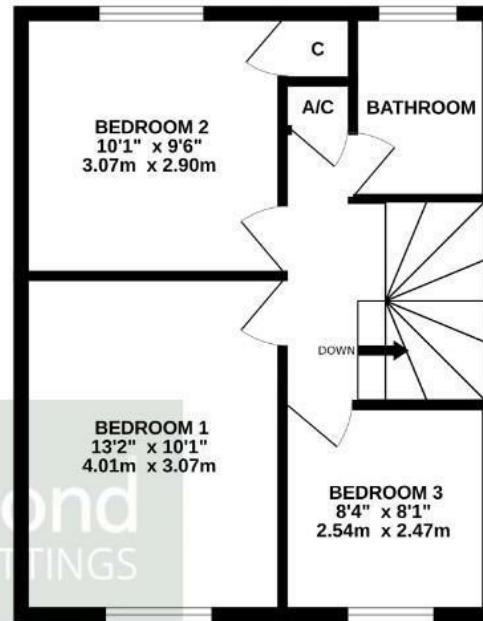




GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.

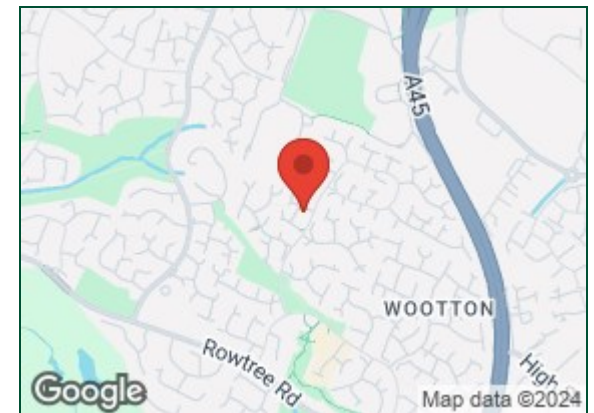


1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Hunsbury Sales

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