



# Lichfield Drive

East Hunsbury, Northampton

oriordanbond  
SALES & LETTINGS





## Lichfield Drive

East Hunsbury  
NN4 0QU

Guide Price  
£415,000

**An immaculately presented four bedroom detached family home situated in the desirable area of East Hunsbury. This property provides good size accommodation over two floors.**

Entrance porch, hallway, cloakroom/WC, sitting room with conservatory off and a 23' kitchen/dining room with integrated appliances and dual aspect windows. To the first floor is a light and airy landing with access to four bedrooms, three are good size double rooms, with the master bedroom offering en-suite facilities and a separate family bathroom. Outside, the property has a newly laid block paved driveway for up to four cars with separate gravelled area to the side for up to two further cars. The rear garden is westerly facing and landscaped to provide a paved patio area leading to a lawn with timber fencing to enclose. Further benefits include uPVC double glazing and gas radiator heating with recently refitted combination boiler. (A/1349/S)

- Immaculate four bedroom detached home
- En-suite to master bedroom
- Conservatory
- Gas radiator heating
- Landscaped rear garden
- Newly laid block paved driveway



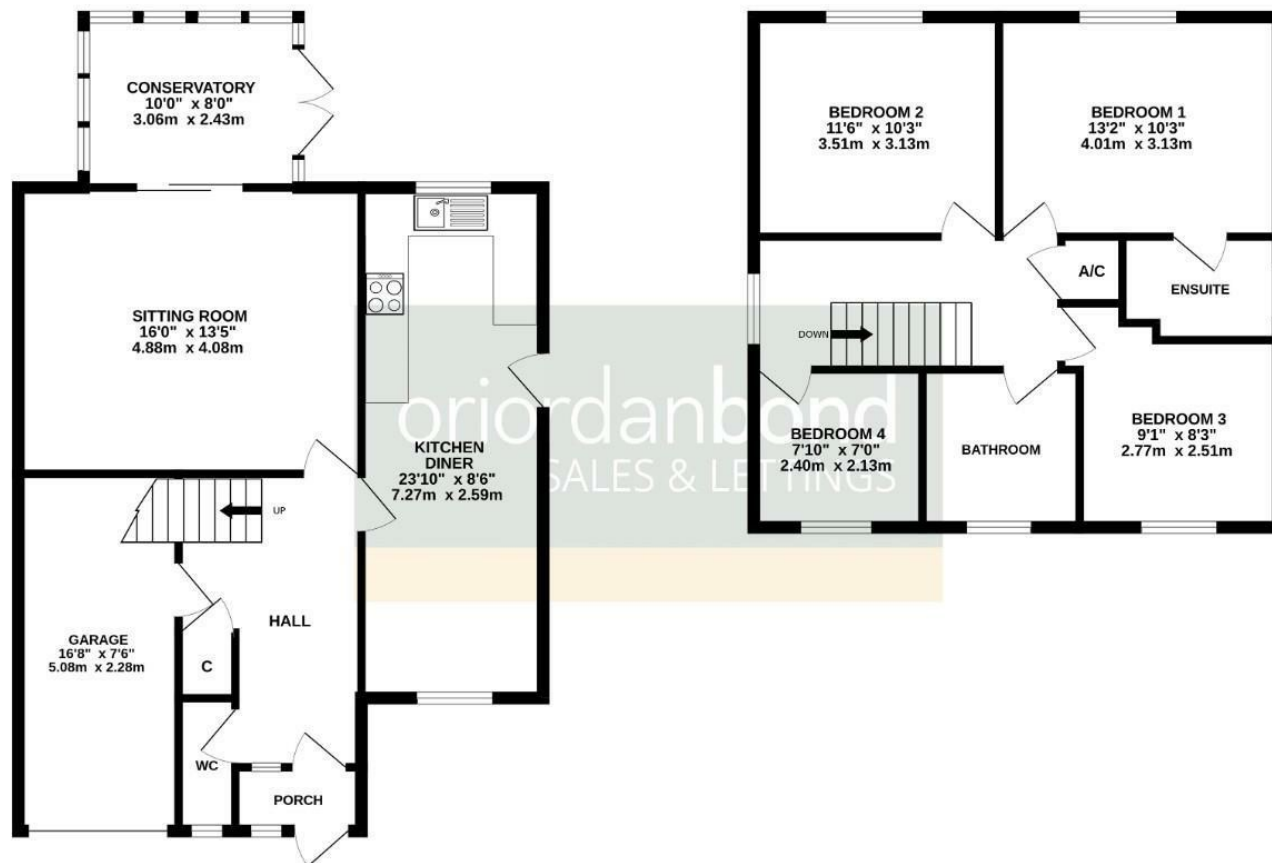






GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.4 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: D
- 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.

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