



39 Sentinel Road, West Hunsbury, Northampton, NN4 9UF

HOWKINS &  
HARRISON



39 Sentinel Road, West  
Hunsbury, Northampton,  
NN4 9UF

Guide Price £260,000

Offered to the market with no onward chain, this spacious semi-detached home benefits from off-road parking and a single garage, providing generous and versatile living accommodation. Occupying a quiet cul-de-sac position within a popular residential development, the property is ideally located within short distance of local schools, shops, and parks. Suitable for an ideal first time buyer or investment purchase.

#### Features

- Sold with no onward chain
- Semi-detached family home
- Three bedrooms
- Family bathroom
- Open plan kitchen/diner
- Sitting room
- Low maintenance garden
- Single garage and off-road parking
- Close to local amenities





## Location

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 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.



## Ground Floor

The property is entered through a UPVC door stepping into the entrance hall, leading to all principal rooms with stairs rising to the first floor accommodation. The lounge features a bay window looking over the front aspect, with the spacious open plan/kitchen diner laid with laminate, with UPVC door to the garden. The fitted kitchen comes with a range of wall and base units, work surfaces incorporating a stainless steel sink, electric oven with ceramic hob and extractor over, space and plumbing for a washing machine and freestanding fridge/freezer. The kitchen also houses the gas fired boiler.

## First Floor

There are three bedrooms, a handy storage cupboard on the landing, and refitted family bathroom with shower over bath, WC and wash basin.

## Outside

To the front, the property features a gravelled driveway providing access to the single garage with up-and-over door, along with paved steps leading to the front entrance, a small lawned area. The rear garden comprises a low-maintenance, enclosed courtyard with block paving, a raised brick boundary, and an elevated gravelled area with established shrubs. Steps lead down to the rear access of the garage, which is fitted with an up-and-over door, as well as power and lighting.

## 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.

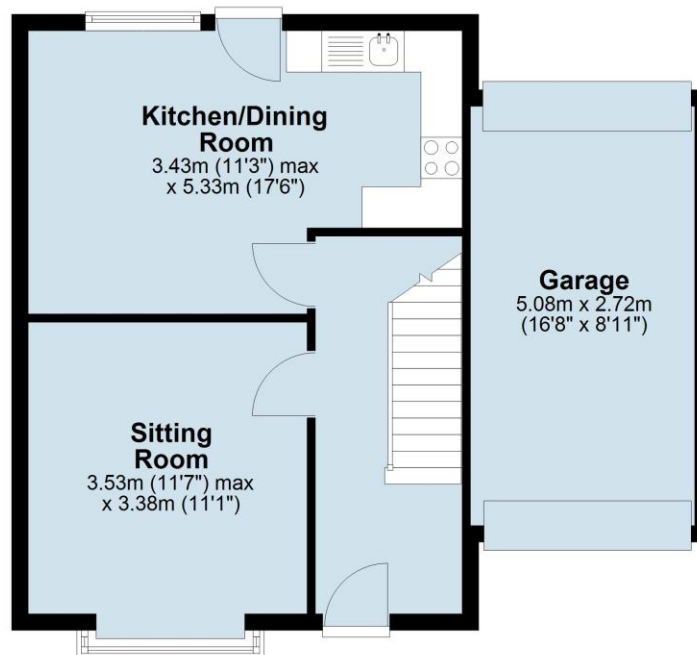
Tel: 0300-1267000.

Council Tax Band- C

EPC - TBC

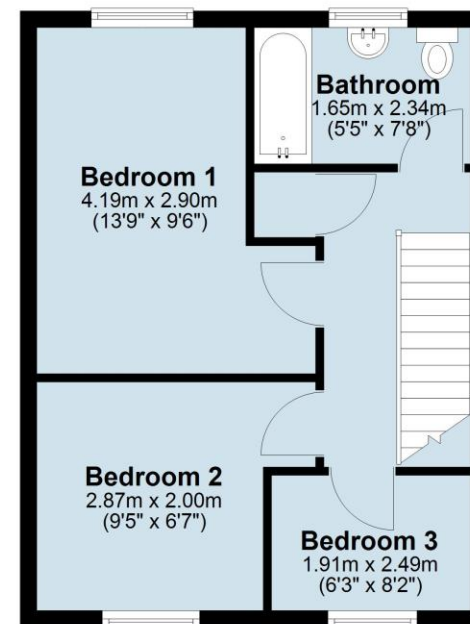
## Ground Floor

Approx. 51.8 sq. metres (557.7 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 90.6 sq. metres (975.0 sq. feet)

## Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
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