

**27 Sentinel Road
West Hunsbury
NORTHAMPTON
NN4 9UF**

£260,000



- **TWO BEDROOM**
- **SEMI DETACHED**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **EXTENDED**
- **UPVC DOUBLE GLAZING**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, extended, two bedroom semi detached property with garage, situated in the sought after area of West Hunsbury. The accommodation comprises of lounge, cloakroom, extended open plan kitchen/dining/family room, two double bedrooms and bathroom. Additional benefits include single garage with off road parking and gardens to front and rear.

Ground Floor

Open Plan Kitchen/Dining/Family Room

20'1" x 14'7" (6.14 x 4.46)

Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, breakfast bar, fitted slimline dishwasher, plumbing for washing machine, vinyl flooring, radiator, two double glazed velux windows to rear, under stairs storage cupboard, double glazed bi-folding doors to rear garden, door to:

Cloakroom

Suite comprising low level WC, hand wash basin, radiator, UPVC double glazed window to front.

Lounge

14'6" x 10'4" (4.44 x 3.16)

Radiator, stairs leading to first floor landing, UPVC double glazed window to front.

First Floor

Landing

UPVC double glazed window to side, built in storage cupboard, access to loft, doors to:

Bedroom One

11'5" x 10'4" (3.49 x 3.17)

Fitted wardrobes, radiator, UPVC double glazed window to front, storage cupboard.

Bedroom Two

10'5" x 7'4" (3.20 x 2.25)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising P shaped bath unit with shower unit above, low level WC, hand wash basin, tiled splash areas, radiator, UPVC double glazed window to rear.

Externally

Front Garden

Laid to lawn, flower and shrub borders, driveway leading to:

Garage

Single garage, up and over door, power and light connected, door leading to house.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders.

Agents Notes

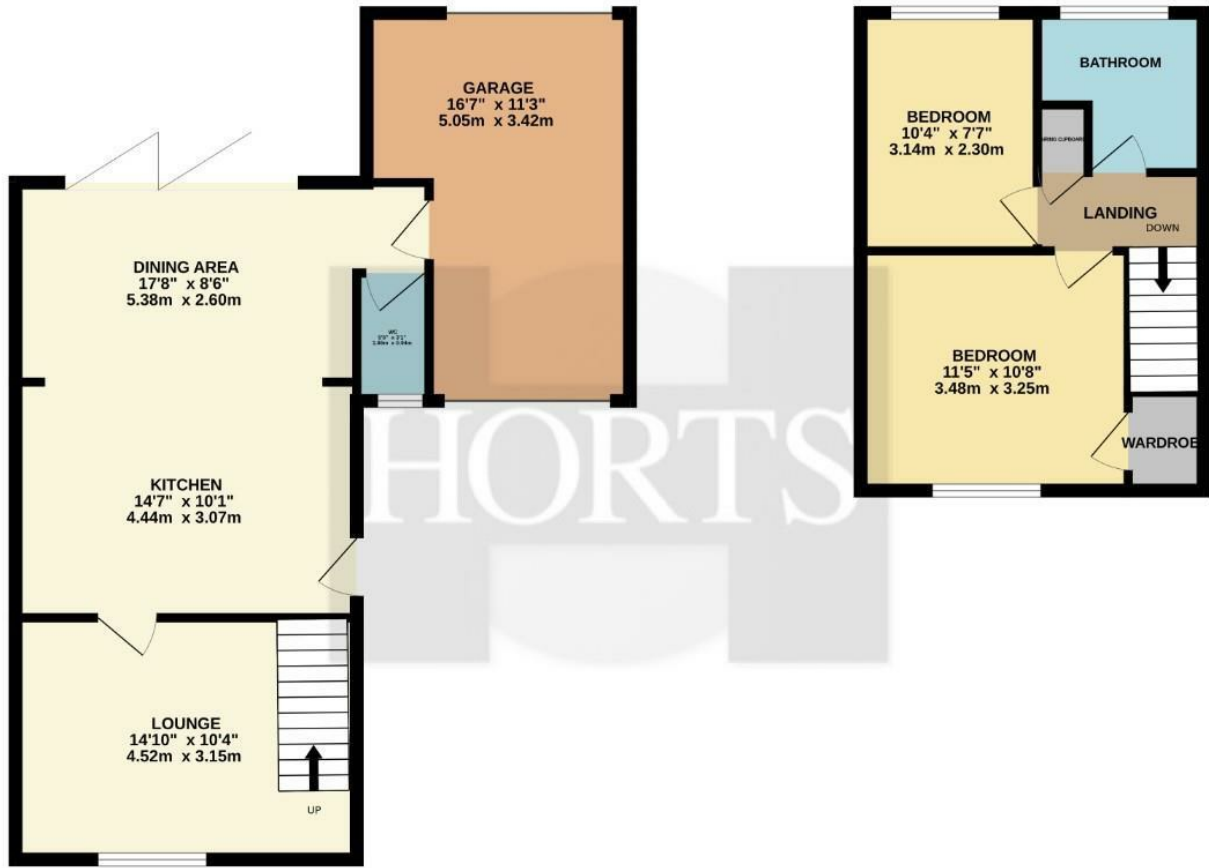
Council Tax Band: C





GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.