



LISTER DRIVE,
WEST HUNSBURY, NORTHAMPTON, NORTHAMPTONSHIRE

JACKSON-STOPS 

12 LISTER DRIVE,
WEST HUNSBURY, NORTHAMPTON, NORTHAMPTONSHIRE, NN4 9XE

TOTAL APPROX. FLOOR AREA 2,201 SQ FT/204.4 SQ M

A MUCH IMPROVED AND STYLISH FAMILY HOME LOCATED IN A POPULAR LOCATION



DISTANCE

Northampton town centre 2 miles
(London Euston 1 hour)

M1 (Junction 15 & 15a) 1½ miles

Milton Keynes 16 miles

Distances/times approximate

GROUND FLOOR

- Entrance hall
- Cloakroom
- Sitting room
- Office/garden room
- Open plan kitchen/breakfast room and dining area

FIRST FLOOR

- Landing
- Main bedroom suite with en suite and dressing area
- Three further bedrooms
- House bathroom

OUTSIDE

- Off road parking
- Double garage
- Landscaped gardens
- Terrace and outside entertainment area
- Around 0.21 acres (0.08ha)

GUIDE PRICE £695,000 Freehold

THE PROPERTY

12 Lister Drive is a stylish family home located in a popular area of Northampton ideally placed for good communication links. The house has been much improved by the current owners during their time there over the past twelve or so years to include an impressive refitted open plan kitchen/breakfast area, air source heat pump, air conditioning to the sitting room and main bedroom suite, solar panels together with numerous cosmetic improvements such as Karndean flooring to much of the ground floor living areas. A viewing is highly advised in order to fully appreciate the well presented and spacious living accommodation on offer.

On the ground floor a main entrance hall with cloakroom and cloak cupboard off provides access to the principal living accommodation which includes a sitting room with coal and wood effect electric fire set to a stone mantle surround and hearth. Sliding patio doors provide access to the rear terrace and gardens beyond. A particular feature to the property is a superb kitchen/breakfast room of open plan design incorporating the dining area. The kitchen area comprises central island unit with a breakfast bar area complemented by a range of fitted contemporary base and eye level units. There is a one and half bowl sink unit set to granite effect worktop surfaces with integrated appliances to include an AEG induction hob with extractor above, a Bosch twin oven, Samsung combination oven, wine fridge and an AEG dishwasher. There is also a space for an American style fridge/freezer with further features to include recess lighting and sliding doors providing access to the terrace and gardens beyond. In addition there is a further reception room currently used as an office which features a fitted desk unit and cabinets.

On the first floor a main landing area provides access to four bedrooms which include a main bedroom suite with dressing area and adjacent walk in dressing cupboard and contemporary en suite shower room with wash hand basin set to vanity unit, a W.C., shower cubicle and a heated towel rail. There is also a main house bathroom suite comprising bath set to tiled surround with shower mixer tap, a shower cubicle, wash hand basin, W.C. and heated towel rail.



OUTSIDE

To the front of the property a landscaped frontage affords off road parking for a number of vehicles and access to a double garage with electric roller door. Further features include side pedestrian access and an EV charging point. To the immediate rear of the house there is a partly sheltered terrace and patio area with steps rising to a wonderfully well stocked garden bursting with planted flowers and shrubs and laid to lawn area. There is a feature pond and a timber framed sheltered open entertainment area ideal for outside entertainment and alfresco dining.

LOCATION

The popular suburb of West Hunsbury is positioned to the south of Northampton. A wide range of shops are available close by with a more comprehensive choice of facilities available in Northampton town itself. Train services are available from Northampton into London Euston with journey times of around one hour with services available from Milton Keynes. The property is well placed for easy access to the M1 motorway at both junctions 15 and 15A being nearby. Sporting activities in the area include golf at Collingtree Park and Delapre with health clubs at Collingtree Park and Sixfields.

DIRECTIONS NN4 9XE

What3Words: ///danger.trade.steps



PROPERTY INFORMATION

Services: Air source heating, Solar panels, mains water, and electric are connected.

Broadband: Ultrafast broadband available

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Outgoings: Council Tax Band G
£3,996.99 for the year 2026/2027

EPC Rating: B

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

August 2026

Important Notice:

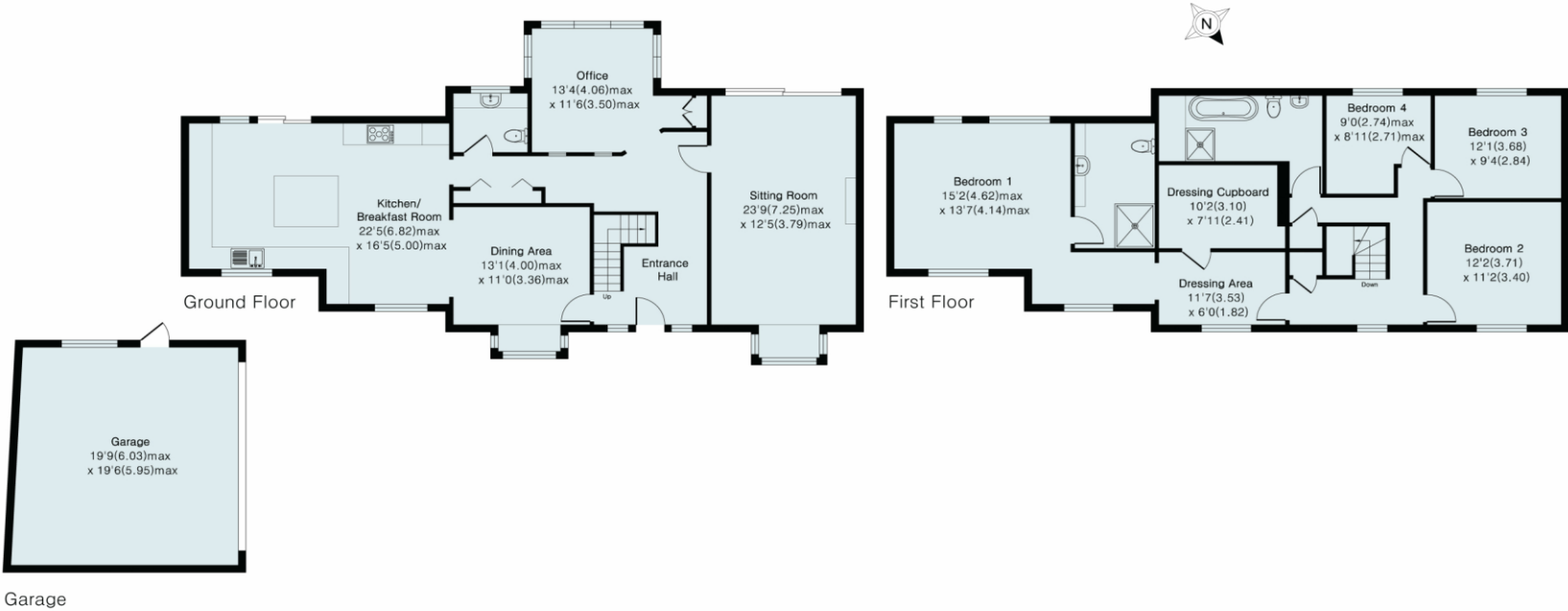
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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Approximate Area = 2201 sq ft / 204.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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