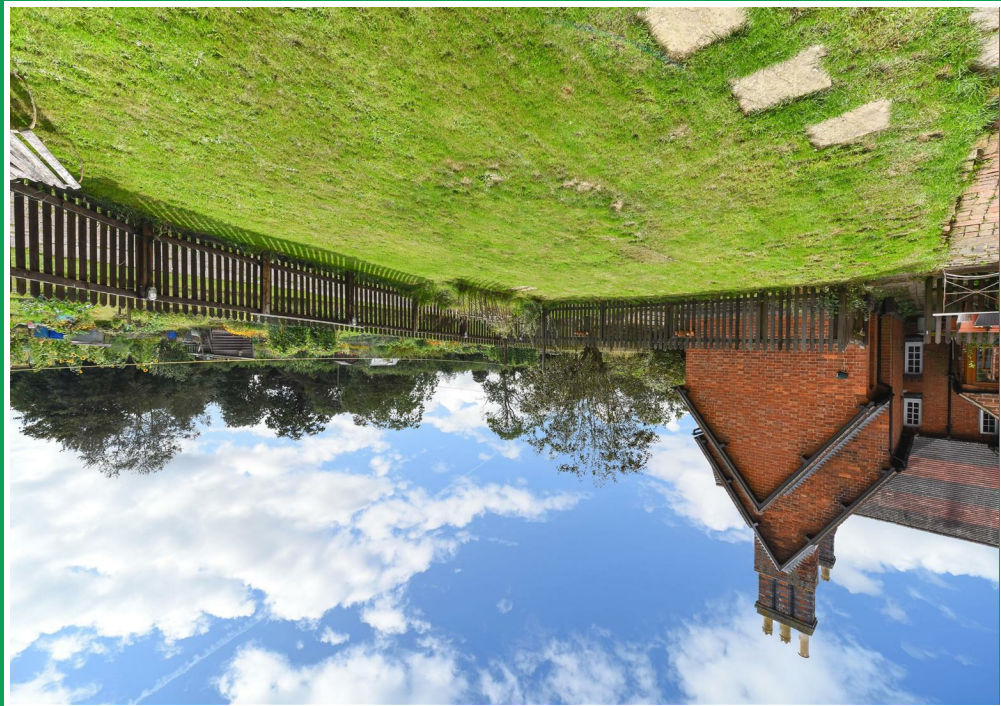


GREENER **Country** HOUSES & COTTAGES

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ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

82 Upper Harlestone, Northampton, Northamptonshire, NN7 4EH

# 82 Upper Harlestone, Northampton, Northamptonshire, NN7 4EH

A fantastic opportunity to purchase a three-bedroomed terraced Cottage situated in the fabulous location of Upper Harlestone. The property is nestled quietly in the Northamptonshire countryside within walking distance of the Althrope Estate and surrounded by open views. A true chocolate box feel with a wonderful interior comprising lounge/diner, Kitchen/breakfast room, snug, downstairs master bedroom and ensuite shower room. To the first floor, there are two bedrooms and a family bathroom. Externally there is a front garden and a delightful rear garden with access to an outdoor BBQ shed and off-road parking for two vehicles. To the side are the village allotments and to the rear open fields with access to public footpaths and dog walks.

Price £400,000 Freehold

ACCOMMODATION

GROUND FLOOR

LOUNGE/DINING ROOM

19'7 x 12'10 max

Access via the front garden is a hardwood front door which leads to this open-plan room. There are a number of character features, with exposed brick fireplace containing a multi-fuel burner, exposed beams, floorboards and integral pine shelving. There is a three-casement window to the front elevation, stairs rising to the first floor, access to an understairs storage cupboard, with TV and Telephone points connected.



DINING AREA

The dining area has a door and window leading through to:



KITCHEN/BREAKFAST ROOM

15'7 x 11'8

A fabulous open plan room with Velux windows to the vaulted ceiling. There is a range of floor-mounted cabinets with granite worktops and an integrated Belfast sink with chrome tap over. There is a space for an electric induction hob and oven, fridge freezer and dishwasher. Windows to the side elevation and a part glazed Oak door leading to the side access. Character features include exposed brick and woodwork in keeping with the cottage feel, a further door leads to:



SNUG

10'5 x 8'3

A two-casement window to the side elevation with bespoke shutters, exposed wood flooring and wood beams to the ceiling with spotlights fitted. A feature open fireplace adds to this cosy room with a door to:



BEDROOM ONE

14'1 x 8'5

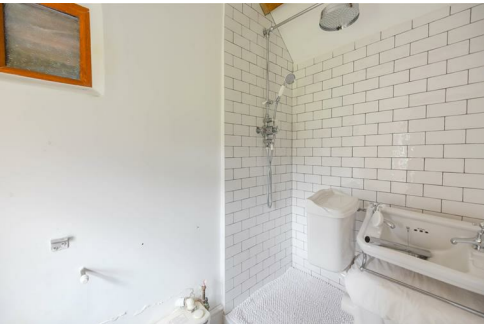
With space for a double bed and storage, there are two double casement windows to the side elevation with continued exposed wood flooring and a door leading through to:-



EN-SUITE

7' x 4'1

This room has been partly finished with a half-tiled wall and shower area fitted with the overhead rainwater shower and mixer tap shower head connected. There are appliances including WC and hand wash basin which still need fitting. There is a window to the side elevation.



FIRST FLOOR

LANDING

6'9 x 5'4

Doors leading through to:

BEDROOM TWO

13'3 x 9'3

A two casement window to the front elevation with radiator below, space for a double bed, exposed wood flooring and exposed wood beams, a cast iron fireplace with ceramic hearth.



BEDROOM THREE

10'1 x 5'5

Currently used as a dressing area this room has a window to the front elevation with exposed wood flooring and space for single bed.

FAMILY BATHROOM

10'2 x 6'

Suite comprising of WC, hand wash basin and roll top bath with shower mixer tap over, a quarry tiled floor, exposed wood beams and half wooded walls, a two casement window overlooking the views to open fields. There is a heated column radiator and towel rail.



OUTSIDE

REAR GARDEN

There is a small picket fence boundary and an area laid to lawn with pedestrian access from the off-road parking. The current owner uses the Barbeque shed as storage where there is also access to an external oil-fired boiler and oil tank. The pedestrian access provides a right of way to the adjoining property for access to the rear of the property.



PARKING

There is off-road parking for multiple vehicles with vehicular access from the service road to the side of the property leading from the main road.

SERVICES

Mains water, drainage and electric are connected.

COUNCIL TAX

Daventry District Council - C

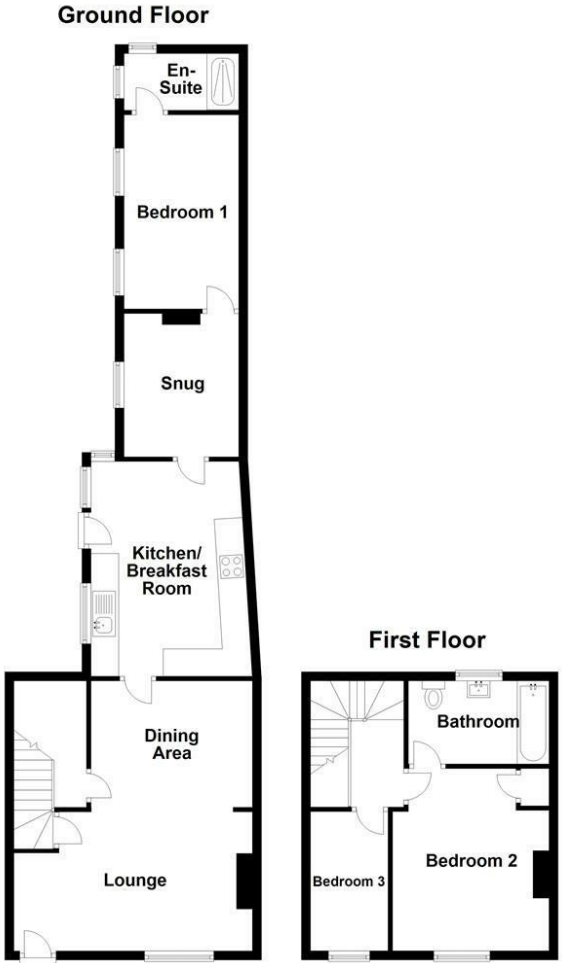
LOCAL AMENITIES

Within the village there is a village hall and local shop (open part time), the recreation ground and the Parish Church of St Andrews. The Fox & Hounds public house stands in Lower Harlestone where there is also the Harlestone Primary School. Lower Harlestone is also the home of Northampton Golf Club, secondary education is also available at Moulton County School and preparatory education at nearby Spratton and Maidwell Hall. M1 access is to junction 16 Northbound and to junction 15a Southbound and there are aril connections at Northampton Station (London Euston 56 minutes) and travelling North via Long Buckby station calling at Rugby, Coventry, Birmingham International Airport and Birmingham New Street.

HOW TO GET THERE

From Northampton Town Centre proceed in a Westerly direction on the A4500 heading towards St James, before approaching the Northampton Saints Rugby Stadium proceed right onto the Harlestone Road continuing towards Dallington, proceed over the roundabout continuing on the A428 heading out of Duston. Upon approaching the new Sandy Lane junction proceed over the roundabout continuing towards Harlestone Firs, taking the exit on the left before the Fox and Hounds Pub on to Dave Brickwood Way. Follow the road toward the village and upon approaching the village follow the road round to the left where the property can be found on the right hand side.

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Not to scale. For illustrative purposes only