



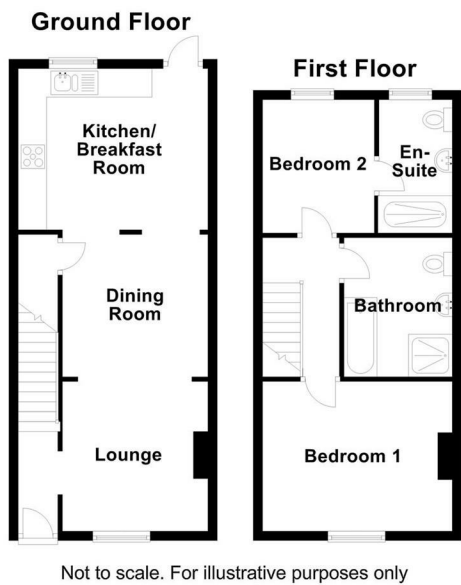
HOW TO GET THERE

From Northampton town centre proceed in a southerly direction along the A508 London Way passing Delapre Park. At the roundabout junction with the A45 Nene Valley Way, take the second turning sign-posted into the village of Hardingstone along Hardingstone Lane which internally leads to the High Street. Follow the road to the Sun Inn. The walkway is opposite this.

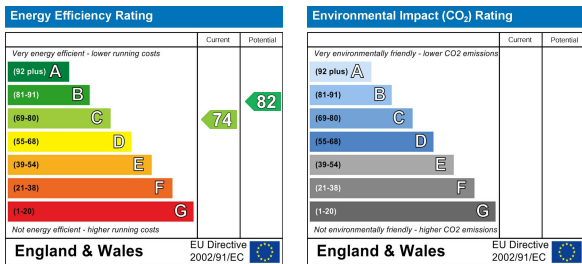
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8 High Street, Hardingstone, Northampton, NN4 7BT



Asking Price £239,950 Freehold

This charming two-bedroomed period brick cottage is nestled in the heart of Hardingstone village offering a blend of quiet seclusion and convenient access to local amenities and is offered with no upward chain. The interior provides an open-plan layout connecting the lounge and dining areas flowing into the fitted kitchen together with a generous master bedroom and a second bedroom with en suite shower room. Externally there is a picturesque cottage-style front garden and a private rear garden with ample space for outdoor seating.



9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627  
www.richardgreener.co.uk

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## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

With stairs rising to the first floor accommodation and archway leads into:-

#### OPEN PLAN LOUNGE / DINING ROOM

20'8 x 10'1

#### LOUNGE

With a double glazed window to the front elevation and a feature fireplace with log burner. This in turn opens into:-



#### DINING AREA

With cupboard under the stairs and a pillar, this room then leads to:-



#### KITCHEN

13'2 x 11'3

Fitted with a range of floor and wall cabinets with work surfaces incorporating a stainless steel sink. Integrated compliances comprise; an oven, 5 ring gas hob with extractor over and fridge unit. There is plumbing for a washing machine, tiled flooring and double glazed windows to the rear. A double glazed door also leads out into the rear garden.



#### FIRST FLOOR

The landing provides access to all rooms and also to the boarded loft space with Velux window.

#### BEDROOM ONE

13'2 x 10'5

Light and airy double bedroom with twin double glazed windows to the front elevation.



#### BEDROOM TWO

9'3 x 7'9

This room features a double glazed window overlooking the rear garden and a door too:-



#### EN-SUITE

The en-suite is fitted in a modern suite with WC, wash basin and double shower unit with glass screen. There is tiling for splash areas and double glazed window to the rear.

#### BATHROOM

9'8 x 7'6

A spacious room fitted in a modern suite with WC, wash basin, panelled bath and corner shower unit and heated towel rail. There is tiling for two splashback areas.



#### OUTSIDE

The property sits off the High Street along a shared private walkway, offering both privacy and access to local amenities.

#### FRONT GARDEN

The front garden is low maintenance with gravel area, box hedge, a planted tree and borders.

#### REAR GARDEN

Pretty garden with full-width patio providing excellent space for al-fresco dining. There are raised borders, a lawn area and planted borders also. A path leads to the bottom of the garden where a gate leads to further rear walkway and access to the High Street.



#### SERVICES

Mains, drainage, water, gas and electric are connected. Heating is provided by gas radiator system.

#### COUNCIL TAX

Band C - West Northamptonshire.

#### LOCAL AMENITIES

Within the village there is The Parish Church, a selection of shops including a Mini Supermarket, Newsagents, Hairdressers, Post Office, Dobbies Garden Centre and there are two public houses. Local educational facilities include Hardington Primary School with Secondary Schooling at Roade School. The Northampton High School for Girls is also situated within the village. There is motorway access to junction 15 via the A508 London Road. References to schools should not be taken to mean that the schools mentioned have places available. There is also a country park and bike park nearby.

For further information on viewing call 01604 230222