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## Hardingstone Lane, Hardingstone, NN4 6DE

£575,000 Detached













**Department: Sales** 

Tenure: Freehold



















### **Property Summary**

Situated in the ever-popular village of Hardingstone, this individual and deceptively large four-bedroom detached home offers approximately 2,792 sq ft of versatile living space ideal for modern family life and entertaining.

#### **Features & Utilities**

- ✓ Individual Detached House
- ✓ Three Storey
- ✓ Four Bedrooms
- ✓ Two En-Suites
- ✓ 39ft Living Room
- √ 150ft Garden
- ✓ Large Parking Area
- ✓ No Onward Chain







#### **Property Overview**

Set on a generous plot with a 150ft rear garden, this unique home boasts countryside views and is offered to the market with no onward chain. The ground floor welcomes you with a spacious entrance hall and cloakroom. To the front is a 24ft sitting room, while the heart of the home is a stunning 23ft open-plan kitchen/dining room, perfect for family gatherings. A separate utility room adds further convenience. The highlight is the 39ft vaulted-ceiling living room featuring three sets of patio doors that flood the space with natural light and open directly onto the rear garden.

The first floor includes generous second bedroom with walk-in wardrobe and en-suite shower room, two additional double bedrooms, both with built-in wardrobes and a well-appointed family bathroom

Occupying the entire top floor is a luxurious 31ft principal bedroom suite, complete with Juliet balcony, countryside views, and a private en-suite shower room.

To the front, there is a large driveway providing ample off-road parking. The rear garden is a standout feature, comprising a large paved patio and an extensive 150ft lawn bordered by mature trees and backing onto open fields, offering peace and privacy.

This substantial home blends space and a prime village setting – a rare opportunity for growing families or those seeking flexible accommodation with exceptional outdoor space.

EPC Rating C. Council Tax Band E.

**GROUND FLOOR** 

ENTRANCE HALL

**CLOAKROOM** 

SITTING ROOM







KITCHEN / DINING ROOM **UTILITY ROOM LIVING ROOM LANDING BEDROOM TWO (EN-SUITE)** TWO FURTHER BEDROOMS **BATHROOM SECOND FLOOR LANDING BEDROOM ONE (EN-SUITE) OUTSIDE FRONT GARDEN PARKING REAR GARDEN MATERIAL INFORMATION** Type - Detached Age/Era - Ask Agent







Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band E

EPC Rating - C

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - Ask Agent

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years

Mining Risks - Ask Agent

Restrictions - Ask Agent

Obligations - Ask Agent

Rights and Easements - Ask Agent

#### **AGENTS NOTES**





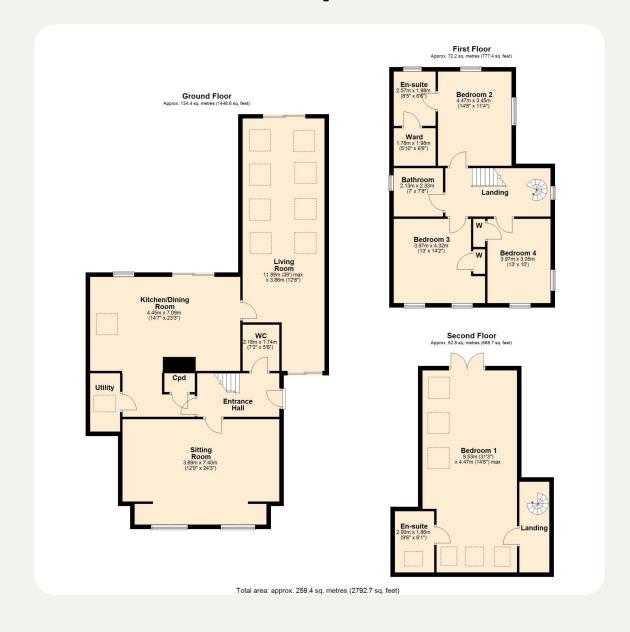
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.







### Floorplan











# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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