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Hardingstone Lane, Hardingstone, NN4 6DF

£400,000 Semi-Detached

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Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

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Property Summary

NO ONWARD CHAIN. A rarely available three bedroom semi-detached house on a generous size plot situated in the ever popular village of HARDINGSTONE.

Features & Utilities

- ✓ Modernisation Required
- ✓ Prestigious Location
- ✓ Three Bedrooms
- ✓ Driveway & Garage
- ✓ South Facing Garden
- ✓ No Chain



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Property Overview

NO ONWARD CHAIN. A rarely available three bedroom semi-detached house on a generous size plot situated in the ever popular village of HARDINGSTONE. This property is in need of modernisation and offers scope for extension (subject to all necessary consents) making it ideal for those wishing to improve a house to their own tastes and requirements. Downstairs accommodation offers porch, entrance hall, two separate reception, extended kitchen, utility and WC. Upstairs there are three bedrooms, shower room and separate WC. Outside is a front garden with driveway with tandem length garage and a south facing rear garden enjoying a good degree of privacy. EPC Rating: TBC. Council Tax Band: D.

PORCH

Double glazed door into porch. Cupboard housing electric meter. Second door into entrance hall.

ENTRANCE HALL

Stairs rising to first floor. Radiator. Doors to:

DINING ROOM 3.15m x 3.56m (10'4" x 11'8")

Double glazed window to front elevation. Parquet flooring.

LOUNGE 4.52m x 3.56m (14'10" x 11'8")

Double glazed window to front elevation. Electric fire. Extended living space. Sliding doors into rear garden. Two radiators.

KITCHEN 2.59m x 3.12m (8'6" x 10'3")

Window to rear elevation. Understairs cupboard. Radiator. Cupboard housing boiler. Integrated Fridge Freezer. Range of wall mounted and base units. Fitted oven, grill and electric hob. Stainless steel sink with hot and cold tap and drainer. Door to:

UTILITY ROOM 2.74m x 2.21m (9' x 7'3")

Window to rear elevation. uPVC rear door to garden. Plumbing for washing machine, dishwasher. Door to:

FAMILY ROOM 2.77m x 3.33m (9'1" x 10'11")

Sliding doors to garden.

WC

Low level WC.

FIRST FLOOR LANDING

Large window to rear elevation. Stairs rising to first floor. Doors to:

BEDROOM ONE 4.52m x 3.56m (14'10" x 11'8")

Dual aspect windows to front and rear elevations. Radiator. Built in wardrobes

BEDROOM TWO 3.17m x 3.56m (10'5" x 11'8")

Window to front elevation. Radiator.

BEDROOM THREE 2.57m x 2.03m (8'5" x 6'8")

Window to rear elevation. Towel rail. Built in storage cupboard.

SHOWER ROOM 1.85m x 1.70m (6'1" x 5'7")

Obscure window to front elevation. Double shower tray. Electric Shower. Wash hand basin in vanity unit.

WC

Obscure window to rear. Low level WC.

OUTSIDE

FRONT GARDEN

Astroturf lawn with shrubbery borders. Gravel driveway for multiple vehicles. Access to garage.

GARAGE

Tandem length garage with electric and two storage cupboard to rear. Access front front to side.

REAR GARDEN

Small patio with well maintained and mature south facing garden.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – D

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 – Garage

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

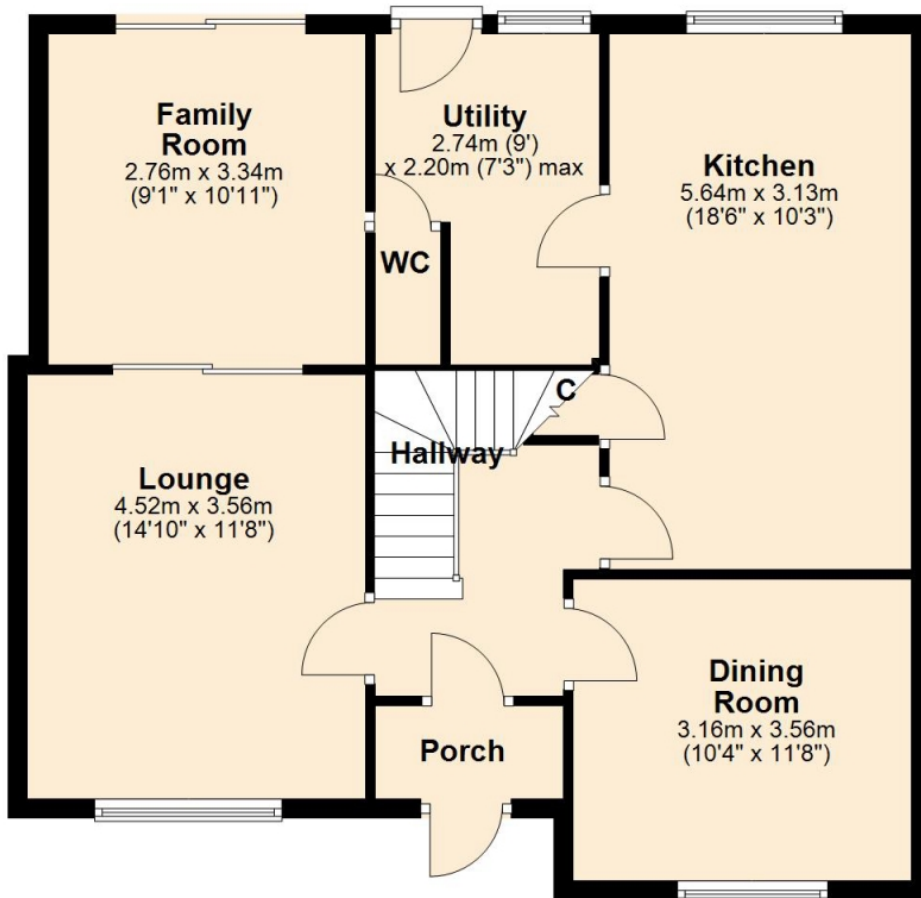
Rights and Easements – Ask Agent

AGENTS NOTES

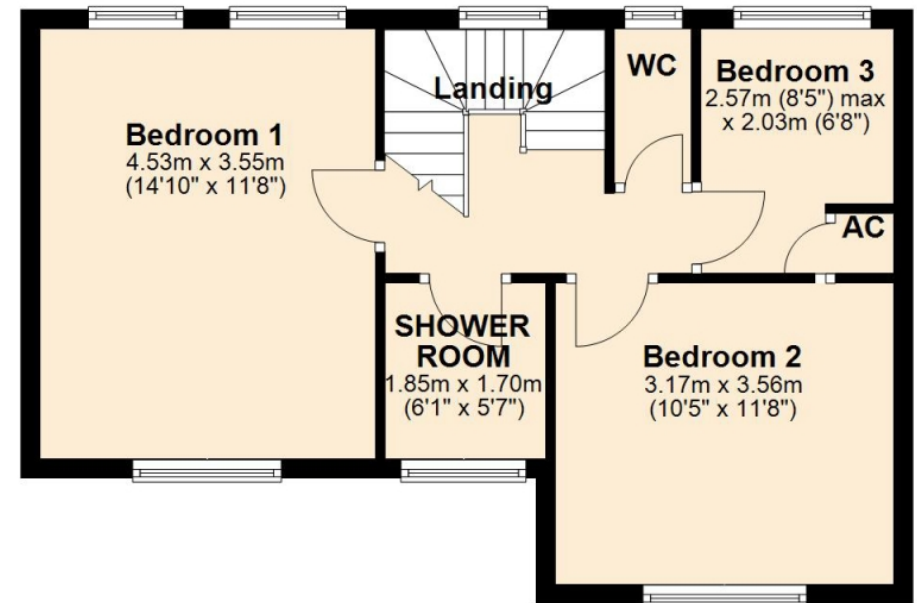
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

Ground Floor



First Floor



Total area: approx. 124.0 sq. metres (1334.8 sq. feet)



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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