



www.jacksongrundy.com

# Hardingstone Lane, Hardingstone, Northampton, NN4 6DF

£400,000 Semi-Detached

3 1 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Northampton  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122  
Email Us northampton@jacksongrundy.co.uk





## 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



# Property Overview

NO ONWARD CHAIN. A rarely available three bedroom semi-detached house on a generously sized 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 receptions, 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: D. 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 3.16m 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.

## FAMILY ROOM 2.76m x 3.34m (9'1 x 10'11)

Sliding doors to garden.

## KITCHEN 5.84m x 3.13m (18'6 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 2.20m max (9' x 7'3)

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

## **WC**

Low level WC.

## **FIRST FLOOR LANDING**

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

### **BEDROOM ONE 4.53m x 3.55m (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 max 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**

Astroturf lawn with shrub and flower borders. Gravel driveway for multiple vehicles. Access to tandem length garage.

## **GARAGE**

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

## REAR

Small patio with well maintained and mature south facing garden.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Rendered

Outstanding Building Work/Approvals – No

## DRAFT DETAILS

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

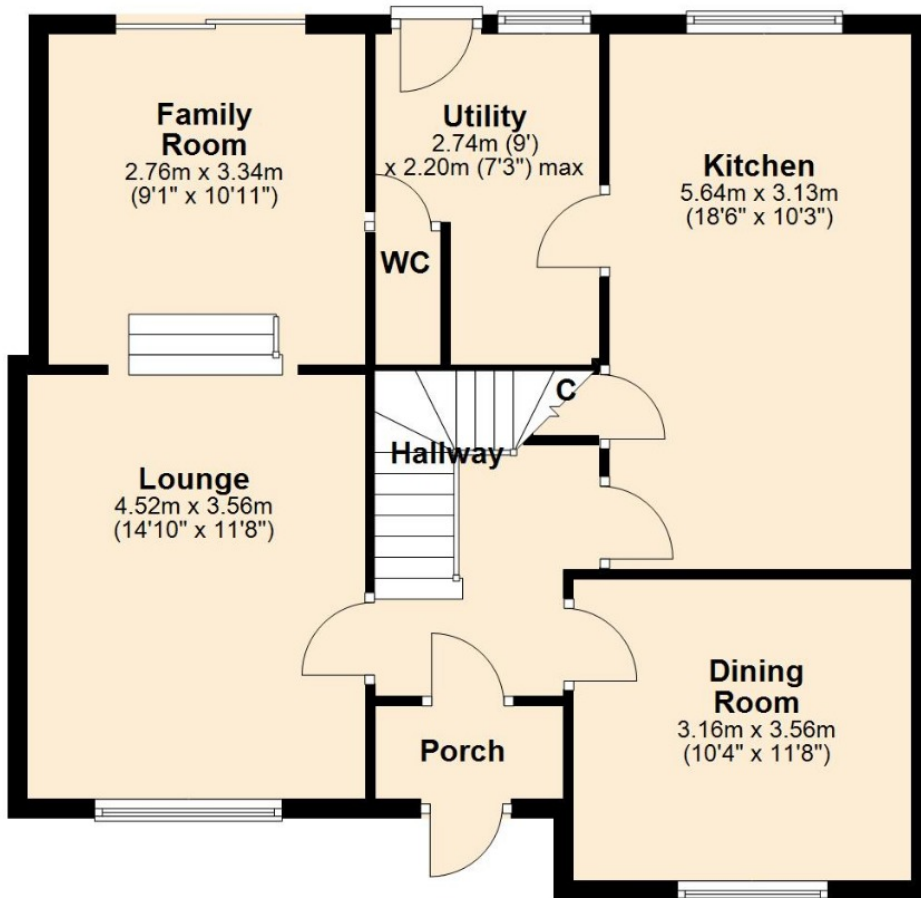
## AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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

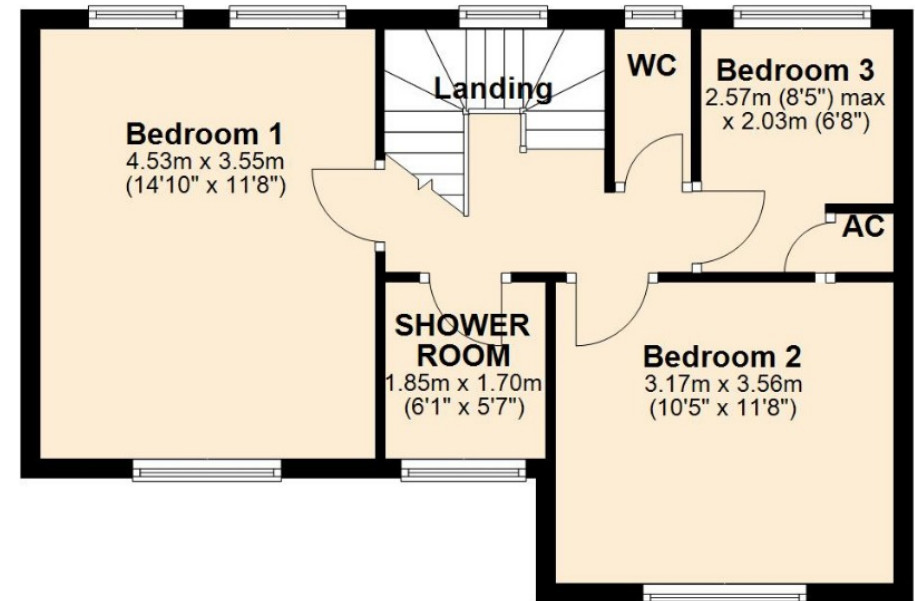
intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Northampton**  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

**Call Us** 01604 633122  
**Email Us** [northampton@jacksongrundy.co.uk](mailto:northampton@jacksongrundy.co.uk)

