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## High Street, Hardingstone, NN4 7BT

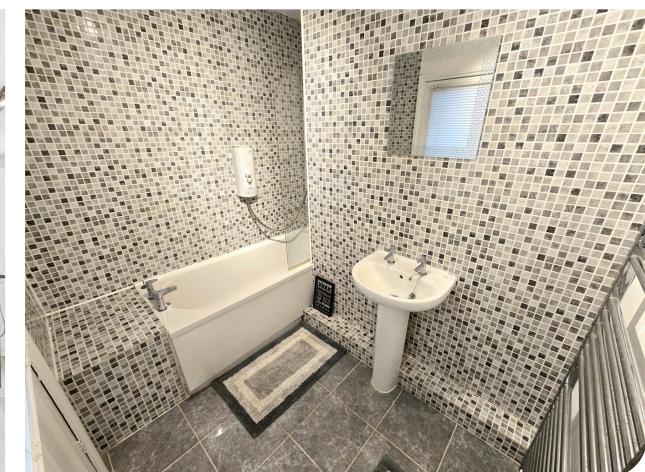
£250,000 - Offers Over Cottage

3 1 1



Department: Sales

Tenure: Freehold





## Property Summary

LOVELY COTTAGE WITH GARAGE. A rarely available, three-bedroom, brick cottage set back from the roadside, situated in the ever-popular village of Hardingstone with local amenities.

## Features & Utilities

- ✓ Village Centre Location
- ✓ Red Brick Cottage
- ✓ Three Bedrooms
- ✓ Two WC's
- ✓ Gas Central Heating
- ✓ Overside Garage/Barn
- ✓ Private Rear Garden
- ✓ Highly Recommended
- ✓ NO CHAIN

# Property Overview

LOVELY COTTAGE WITH GARAGE. A rarely available, three-bedroom, brick cottage set back from the roadside, situated in the ever-popular village of Hardingtonstone with local amenities. The property has been greatly improved with gas central heating, double glazing, modern kitchen and bathroom, and redecoration and replacement floor coverings. Downstairs accommodation offers entrance hall, sitting room with open-plan dining room, refitted kitchen/breakfast and WC, with a further bathroom and three bedrooms upstairs. Outside a communal footpath leads from the main High Street to the row of cottages, each with a front garden to the other side of the footpath. To the rear is a landscaped, private garden with French doors into the garage/barn accessed from a service road. Offered to the market with NO UPPER CHAIN. EPC Rating: C. Council Tax Band: C.

## ENTRANCE HALL

Enter via uPVC double glazed door. Radiator. Stairs to first floor landing. Wood effect flooring.

## LOUNGE 3.15m x 3.17m (10'4" x 10'5")

## DINING ROOM 3.19m x 3.17m (10'5" x 10'5")

## LOUNGE/DINING ROOM

Double glazed window to front elevation. Radiator. Plaster coving to ceiling. Dado rail. Wood effect flooring which continues into dining area with a further radiator. Space for table and chairs.

## KITCHEN 3.82m x 3.96m (12'6" x 13')

Double glazed door and window to rear elevation. Radiator. Gloss finished wall mounted and base units with work surface over. Stainless steel sink unit with mixer tap over. Metro style tiling. Built in dishwasher, gas hob and oven. Wall mounted gas fired boiler.

## WC

Low level WC. Wash hand basin in vanity unit with countertop. Extractor fan.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

### **BEDROOM ONE 3.15m x 4.04m (10'4" x 13'3")**

Two double glazed windows to front elevation. Radiator. Two built in cupboards. Picture rail.

### **BEDROOM TWO 2.88m x 2.46m (9'5" x 8'1")**

Double glazed window to front elevation. Radiator.

### **BEDROOM THREE 2.70m x 2.54m (8'10" x 8'4")**

Double glazed window to rear elevation. Radiator. Access to loft space.

### **BATHROOM**

Panel bath with electric shower over. Pedestal wash hand basin. Low level WC. Chrome ladder style radiator. Mosaic tiling.

### **OUTSIDE**

#### **FRONT**

Shared footpath from High Street access to cottages. Lawned front garden with hedge and shrubbery. Stone wall.

#### **REAR GARDEN**

Paved and lawned.

#### **GARAGE/BARN**

Garage/Barn measuring approx 12'6 x 15'3. Up and over door. Power and lighting connected. French doors to garden patio.

#### **DRAFT DETAILS**

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

#### **MATERIAL INFORMATION**

Type - Cottage

Age/Era - Ask Agent

Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band C  
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 – Parking  
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 – Conservation Area  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

### AGENTS NOTES

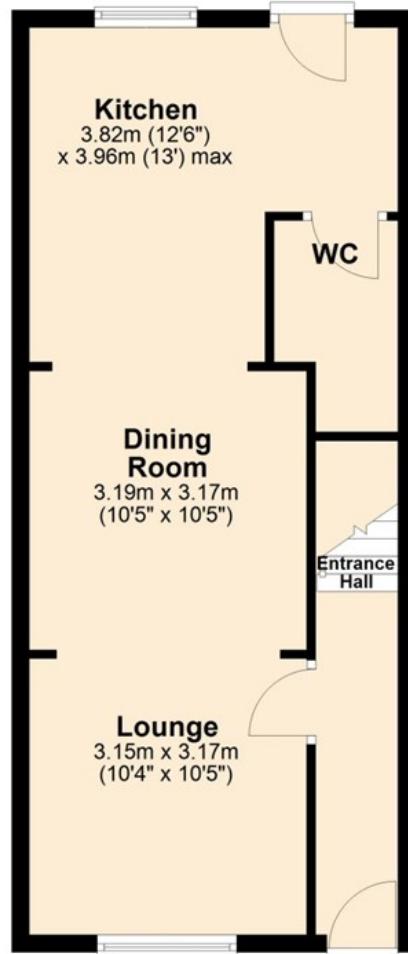
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# Floorplan

## Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



## First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.4 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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