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# Lime Close, Hartwell, NN7 2PS

£359,000 - Offers Over Detached

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Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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## Property Summary

EXTENDED DETACHED HOUSE. Situated in a corner of acul-de-sac is this improved and extended detached house on this no through development in the desirable South Northants village of Hartwell with many amenities. No chain.

## Features & Utilities

- ✓ South Northants Village Location
- ✓ Extended Detached House
- ✓ Corner Plot Position
- ✓ Family Room/Bedroom Four
- ✓ Three Further Bedrooms & Two Bathrooms
- ✓ Conservatory Addition
- ✓ Double Width Parking
- ✓ Gas Central Heating & Double Glazing
- ✓ No Onward Chain
- ✓ Planning Application - 2023/6497/FULL

## Property Overview

EXTENDED DETACHED HOUSE. Situated in a corner of a cul-de-sac is this improved and extended detached house on this no through development in the desirable South Northants village of Hartwell with many amenities. Further benefits include double glazing, gas central heating to radiators with accommodation offering entrance vestibule, downstairs shower room/WC, modern fitted kitchen, separate dining room with doors to conservatory addition, sitting room and family room/bedroom four, first floor landing, three bedrooms, family bathroom, open plan front garden extending to the side with a gate through to an enclosed garden enjoying a fair degree of privacy and a detached timber store/home office. The front section of the original garage space has been retained for storage. Highly recommended for viewing. EPC Rating: D. Council Tax Band: C.

### PORCH

Double glazed entrance door and window. Door to:

### LOUNGE 4.31m x 3.30m (14'2 x 10'10)

Double glazed bow bay window to front elevation with display sill. Radiator. Wood effect flooring. Staircase rising to first floor landing. Feature exposed brick wall. Archway to dining room.

### DINING ROOM 2.44m x 3.30m (8'0 x 10'10)

Patio doors to conservatory. Continuation of wood effect flooring. Radiator. Doors to kitchen and family room.

### FAMILY ROOM/BEDROOM FOUR 3.45m x 2.63m (11'4 x 8'8)

A lovely addition with Velux window in vaulted ceiling. Built in mezzanine bed with living space beneath. Wood flooring.

### CONSERVATORY 2.91m x 4.84m (9'7 x 5'10)

Lean to conservatory. Tongue and groove pine clad ceiling. Tiled floor. Patio doors to garden.

### KITCHEN 3.42m x 2.55m (11'3 x 8'4)

Double glazed window and door to rear elevation. Shaker style wall and base units. Work surfaces. Single drainer sink unit with mixer tap and tiling to splash back areas. Built in oven and hob with filter hood. Space for upright fridge/freezer, dishwasher and washing machine. Tiled floor.

### **SHOWER ROOM 1.52m x 2.45m (5'0 x 8'1)**

Converted using the rear space of the garage. Walk in shower cubicle, WC, feature wash hand basin on countertop and vanity unit under. Ladder style radiator. Tiling to dado height.

### **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE 3.18m x 3.37m (10'5 x 11'0)**

Double glazed window to rear elevation. Radiator. Built in cupboards. Over-stairs bulkhead.

### **BEDROOM TWO 2.54m x 3.35m (8'4 x 11'0)**

Double glazed window to front elevation. Radiator. Built in cupboards.

### **BEDROOM THREE 2.54m x 2.56m (8'4 x 8'5)**

Double glazed window to front elevation. Radiator.

### **BATHROOM 2.53m x 2.56m (8'4 x 8'5)**

Obscure double glazed window to rear elevation. Ladder style radiator. Freestanding tub bath, twin wash hand basins set on wash stand with drawers under and back to wall WC. Tiled walls. Tiled floor. Built in wardrobes.

### **OUTSIDE**

#### **FRONT GARDEN**

Open plan. Laid to gravel parking. Side gate to garden.

#### **SIDE & REAR GARDENS**

The property enjoys an end/corner plot garden space. Laid to patio and lawn. Enclosed by wooden panelled fencing.

### **GARAGE/STORE**

Up and over door. Space for sports equipment, bikes etc. The rear section of the original garage has been converted to a shower room

## TIMBER OUTBUILDING

A large purpose built outbuilding measuring approximately 17'0 x 7'. Currently used as a home office.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

## 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

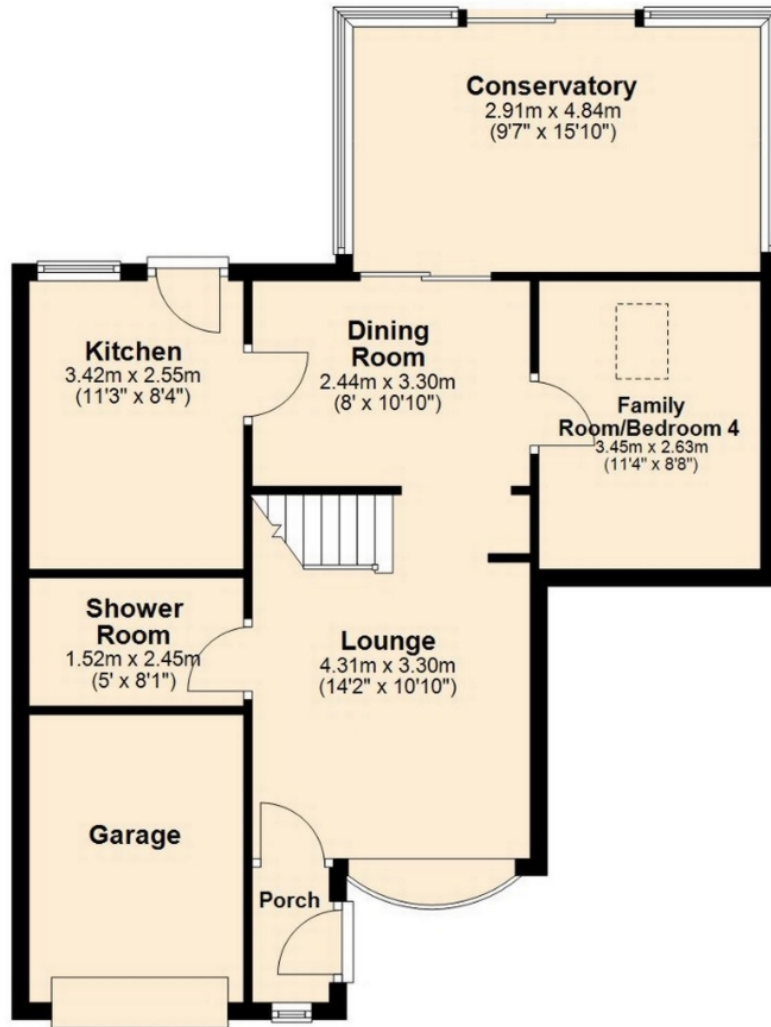
intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only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

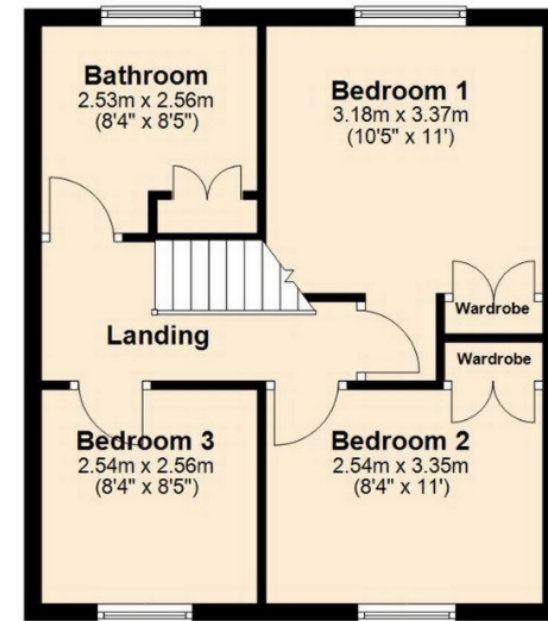
## Ground Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.7 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)

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