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High Street, Hardingstone, NN4 7BT

£279,500 Cottage

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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

Email Us northampton@jacksongrundy.co.uk





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 Hardingstone 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: TBC. 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 – Ask Agent
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

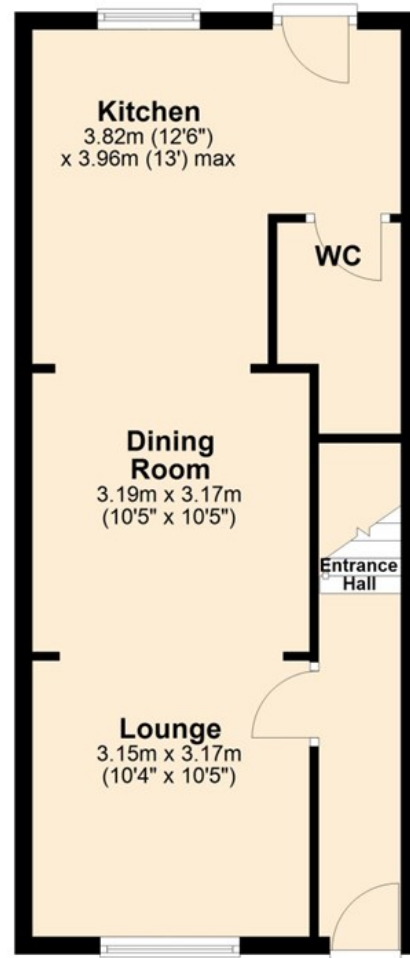
AGENTS NOTES

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

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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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

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