

**39 The Warren
Hardingstone
NORTHAMPTON
NN4 6EW**

Offers Over £400,000



- **FOUR BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **STANDALONE GARDEN OFFICE (SEE NOTE)****
- **OFF ROAD PARKING**
- **EXTENDED SEMI-DETACHED**
- **KITCHEN / DINER**
- **GARAGE / WORKSHOP**
- **ENERGY EFFICIENCY RATING; D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An extended and spacious four bedroom semi-detached house, in the heart of Hardingstone village. Boasting a range of amenities and easy access to the J15 M1 and a stand-alone garden office offered via separate negotiation

The ground floor features a generously sized living room, family room and kitchen / diner. It is well-appointed with modern appliances, ample storage space, and a breakfast bar, making it the heart of the home. From here, you have direct access to the rear garden, allowing for easy outdoor dining and summer barbecues.

Venturing upstairs, you will find four well-proportioned bedrooms. The master bedroom boasts dual aspect windows to the front and rear, and four piece bathroom.

One of the standout features of this property is the stand-alone garden office situated at the rear of the garden. This versatile space is ideal for those who work from home or require a separate area for hobbies and creativity. With its own entrance, this office provides a quiet and private space away from the main living areas. In addition there is a garage / workshop with power and light measuring (9.31m x 3.48m)

Outside, the rear garden is a true oasis of tranquility. Well-maintained and landscaped, it offers a serene escape from the hustle and bustle of everyday life.

Ground Floor

Entrance Hall

Enter via double glazed door, double glazed window to front aspect, radiator, stairs rising to first floor landing.

Lounge

27'5" x 10'10" (8.36 x 3.32)

Double glazed window to front aspect, patio doors to rear garden, feature fireplace, spotlights, radiator.

Family Room / Dining Room

9'10" x 12'10" (3.00 x 3.92)

Double glazed bay window to front aspect, laminate flooring, radiator.

Kitchen/Diner

12'8" x 21'0" (3.87 x 6.41)

Double glazed French doors to side aspect, double glazed door and window to rear garden, fitted with a range of wall and base units, roll edge work surfaces, stainless steel sink and drainer unit with mixer tap over, range cooker, complimentary tiling, tiled flooring, wall mounted boiler.

Cloakroom

Frosted double glazed window to side aspect, wall mounted wash hand basin, low level W/C, feature mosaic tiling, heated towel rail.

First Floor

Landing

Loft access.

Bedroom One

14'11" x 9'6" (4.55m x 2.92)

Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom Two

9'11" x 10'4" (3.03 x 3.16)

Double glazed bay window to front aspect, radiator, fitted wardrobe.

Bedroom Three

9'0" x 7'7" (2.75 x 2.32)

Double glazed window to rear aspect, radiator, spotlights.

Bedroom Four

7'11" x 5'1" (2.42 x 1.56)

Double glazed window to rear, radiator.

Externally**Front Garden**

Off road parking, enclosed by hedging.

Rear Garden

Laid to patio, mainly laid to lawn, garden shed, enclosed by hedging.

Garage

30'6" x 11'5" (9.31 x 3.48)

Up and over door, power and light connected.

Office

16'4" x 16'0" (4.99 x 4.90)

Double glazed windows and doors to front aspect, inset spotlights, laminate flooring, power and light connected.

The garden office is a highly insulated and energy-efficient unit, built in 2022. It's built from a patented and specialised low-carbon material, which consists of a breathable, high-performance thermal outer shell and internal walls with an integrated heating system. The materials used are designed to actively combat climate change - they remove more carbon dioxide from the atmosphere than it takes to manufacture and build them. The unit is made from fully natural, non-toxic, breathable materials which improve air quality for those in them. The outcome, is a very high quality and flexible space, which is also super energy efficient throughout the year, reducing summer overheating, improving air quality by regulating relative humidity, and enabling better moisture control to avoid issues like condensation, which means it's also cost-effective to run.

One of the key features of the build is that all its parts are individually demountable, allowing for adaptation during use (e.g. extending the size), and it's even fully moveable from its current location.

*****Please note this offered via separate Negotiation*****

Agents Notes

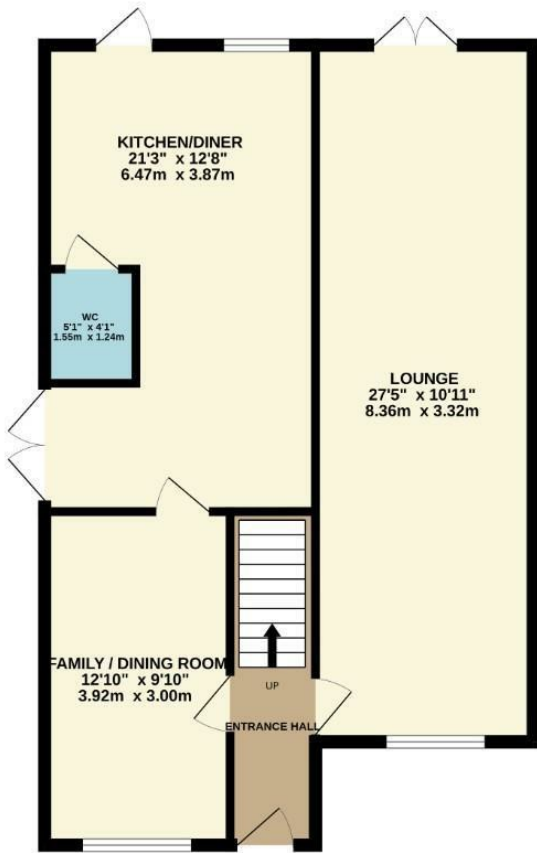
Local Authority: West Northamptonshire

Council Tax Band: D

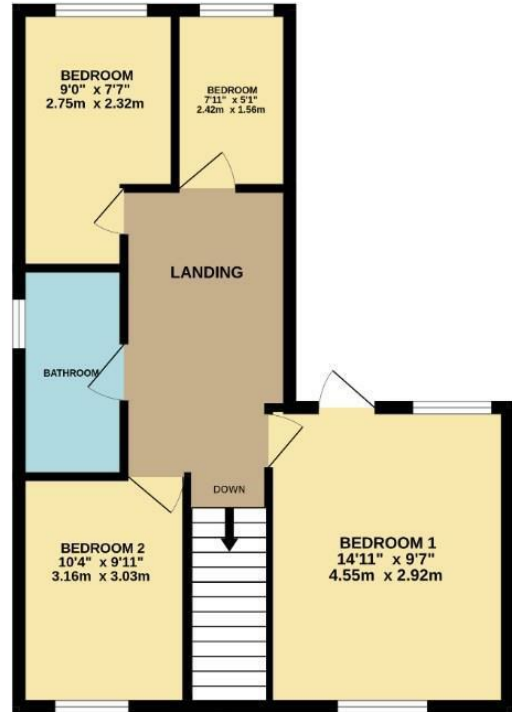




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.