

**119 Bouverie Road
Hardingstone
NORTHAMPTON
NN4 6EG**

£285,000



- **DORMER BUNGALOW**
- **RE-FITTED KITCHEN**
- **GARDEN GAMES ROOM**
- **GAS TO RADIATOR HEATING**

- **THREE BEDROOMS**
- **RE-FITTED SHOWER ROOM**
- **DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING; D**

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



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A tastefully renovated and expanded dormer-style semi-detached bungalow situated in the sought-after village of Hardingstone. Conveniently positioned near village amenities, this property offers seamless access to Northampton link roads and Junction 15 of the M1.

The interior features an inviting entrance hall, a cozy lounge, a recently upgraded kitchen, two well-appointed bedrooms, and a modern shower room on the ground floor. Ascending to the first floor reveals an additional bedroom.

Outside, the property boasts a block-paved driveway for off-road parking, an enclosed rear garden with a combination of patio and lawn areas, a charming pagoda, and a well-equipped games room complete with power and lighting. This residence provides a perfect blend of contemporary living and outdoor enjoyment.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor landing, tiled flooring, doors to:

Lounge

10'3" x 11'9" (3.14 x 3.60)

Double glazed bay window to front aspect, radiator, feature log burner with wooden surround, tiled flooring.

Kitchen

9'0" x 5'10" (2.76 x 1.80)

Double glazed window and door to rear garden, fitted with a range of wall and base level units, roll edge work surfaces, stainless steel sink and drainer with mixer tap over, fitted appliances to include oven, gas hob with extractor over, stainless steel splashbacks, tiled flooring, cupboard housing boiler.

First Floor

Landing

Double glazed window to rear aspect, doors to:

Bedroom One

9'5" x 10'11" (2.89 x 3.35)

Double glazed bay window to front aspect, radiator, built in wardrobes.

Bedroom Two / Dining Room

7'10" x 12'8" (2.39 x 3.87)

Double glazed window to rear aspect, radiator.

Shower Room

Frosted double glazed window to side aspect, feature corner shower cubicle, low level W/C, pedestal wash hand basin, heated towel rail, complimentary tiling, tiled flooring. spotlights.

Bedroom Three

12'1" x 7'2" (3.70 x 2.20)

Eve storage space, radiator, double glazed window to front aspect.

Externally

Front Garden

Block paved providing off road parking.

Rear Garden

Enclosed by wooden panel fencing, patio area, mainly laid to lawn, hardstanding for hot tub, shed with power, gated side access.

Garden Games Room

21'6" x 11'5" (6.56 x 3.50)

Power and light connected.

Agents Notes

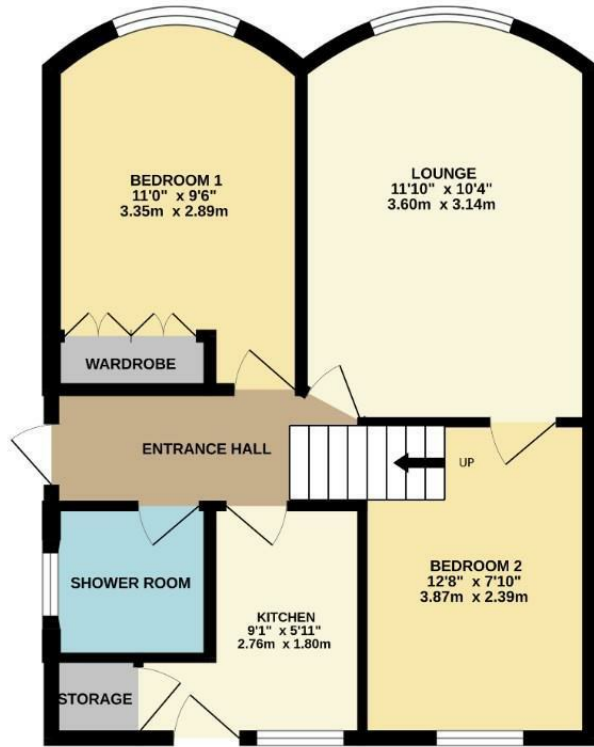
Local Authority: West Northamptonshire

Council Tax Band: B





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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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