

**26 Church Close
Hartwell
NORTHAMPTON
NN7 2HU**

£499,995



- **DETACHED BUNGALOW**
- **VILLAGE LOCATION**
- **THREE RECEPTION ROOMS**
- **CONSERVATORY**
- **OFF ROAD PARKING**

- **LARGE CORNER PLOT**
- **TWO / THREE BEDROOMS**
- **GARAGE**
- **WELL PRESENTED**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming detached bungalow located in the picturesque village of Hartwell, Northampton. Situated on Church Close, this modern property boasts a spacious layout with 3 reception rooms, 2/3 bedrooms, and 2 bathrooms, offering ample space for comfortable living.

One of the standout features of this property is the large corner plot it sits on, providing a generous outdoor space for gardening enthusiasts or those who enjoy outdoor entertaining. With parking available for up to 5 vehicles, you'll never have to worry about finding a spot for your car or guests.

Step inside, and you'll be greeted by a well-presented interior that includes a lovely conservatory, perfect for enjoying a cup of tea while basking in the natural light. The master bedroom comes with the added luxury of an en suite bathroom, offering convenience and privacy.

Nestled in a village location, this property offers a peaceful and idyllic setting, ideal for those looking to escape the hustle and bustle of city life. Whether you're looking to downsize, retire to a quieter area, or simply enjoy village living, this bungalow has much to offer.

Don't miss out on the opportunity to own this delightful property in Hartwell. Book a viewing today and envision the possibilities of making this house your new home.

Ground Floor

Entrance Hall

Radiator, tiled flooring, access to loft, built in airing cupboard, doors to:

Lounge

18'9" into bay x 11'9" (5.72 into bay x 3.59)

Feature fireplace, TV point, radiator, fitted wall dress, UPVC double glazed bay window to front.

Dining Room/Family Room

14'0" x 10'0" (4.27 x 3.07)

Radiator, UPVC double glazed window to front, French doors to conservatory.

Kitchen/Dining Room

20'9" x 8'10" (6.34 x 2.70)

Fitted kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with worktops above, tiling above work surfaces, eye level cupboards, space for range cooker, plumbing for dishwasher, tiled flooring, radiator, UPVC double glazed window to rear.

Utility Room

Comprising sink unit with base cupboards below, work surface space, tiled flooring, wall mounted gas fired boiler, plumbing for washing machine, UPVC double glazed window to rear, door to side.

Conservatory

13'0" x 11'8" (3.97 x 3.57)

UPVC constructed over dwarf brick wall, power and light connected, UPVC double glazed windows to front, side and rear, UPVC double glazed French doors out to rear garden.

Bedroom One

12'5" x 10'4" (3.80 x 3.16)

Radiator, UPVC double glazed window side, door to:

En Suite

Shower room comprising large double shower cubicle, hand wash basin with cupboards under, low level W/C, tiled floor and walls, UPVC double glazed window to rear.

Bedroom Two

14'3" into bay x 10'4" (4.36 into bay x 3.17)

Radiator, UPVC double glazed bay window to front.

Bathroom

Large bathroom comprising bath unit, separate tiled shower cubicle with shower above, hand wash basin, low level W/C, tiled walls and flooring, UPVC double glazed window to rear.

Externally**Front Garden**

Block paved driveway providing off road parking in front of garage, tarmac driveway for further off road parking, lawn area, flower and shrub borders.

Rear Garden

Block paved patio area leading to lawn, flower and shrub borders, mature plants and trees, timber shed, side garden with further block paved patio area.

Single Garage

Power and light connected, barn style front doors.

Agents Notes

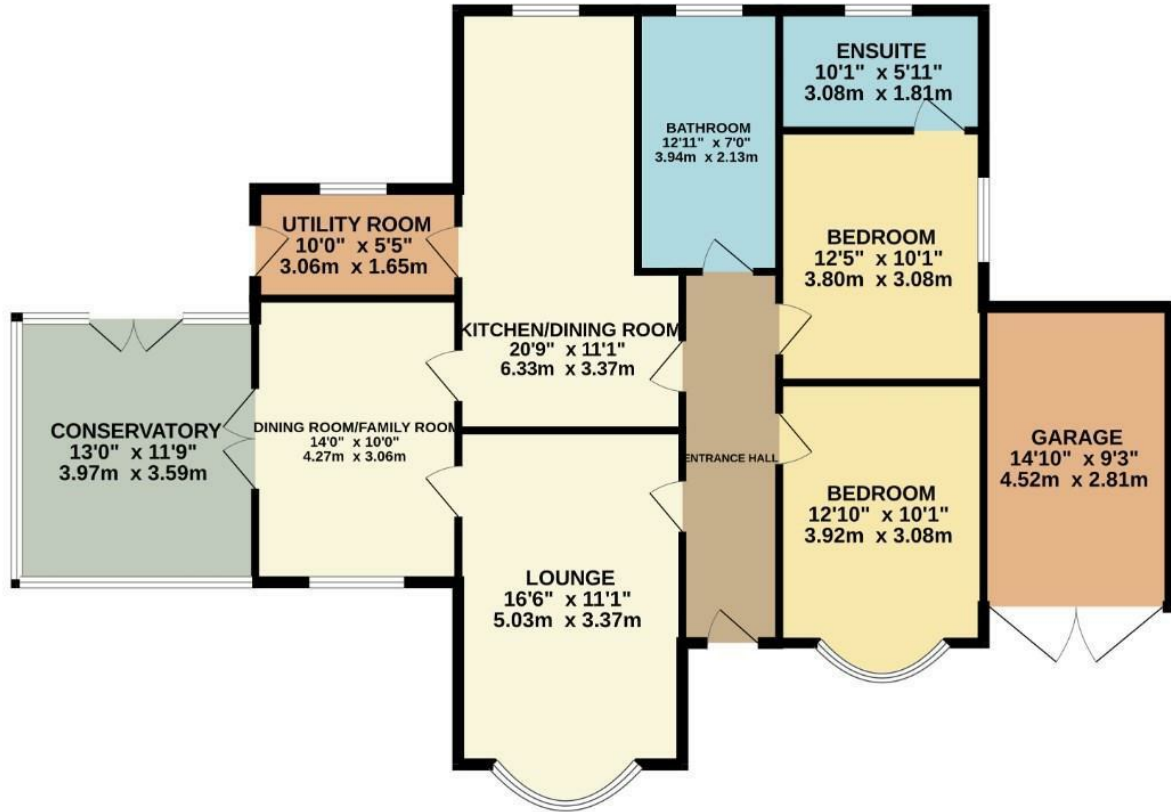
Local Authority: South Northamptonshire

Council Tax Band: C





GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.