

**20 Main Road
Hackleton
NORTHAMPTON
NN7 2AB**

£280,000



- **SOUGHT AFTER VILLAGE LOCATION**
- **THREE BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **SOUTHERLY FACING**

- **VERY LONG REAR GARDEN**
- **KITCHEN DINER**
- **DOUBLE GLAZING**
- **ENERGY PERFORMANCE RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the heart of Hackleton, this extended, mature, semi detached home, benefits from an exceptionally long & southerly facing rear garden, with views across an open paddock to the rear. The accommodation comprises; an entrance hall, dual aspect lounge, a kitchen/diner and a cloakroom W.C. on the ground floor. To the first floor, there are three bedrooms and a family bathroom. Benefits include uPVC double glazing, gas fired radiator heating, front and the very long rear gardens. This home is within walking distance of the well regarded Hackleton Primary School as well as the local shop/post office and White Hart public house, as well as being close to open fields with many public footpaths into the local countryside and to Salcey Forest. Hackleton is ideally placed for commuters being within easy reach of Northampton, the local train station and the M1 Motorway, as well as the roads to Newport Pagnell, Milton Keynes and Bedford.

Ground Floor

Entrance Hall

Entered via a composite door with glazed insets set in a storm porch, stairs rise to the first floor landing, radiator, laminate flooring, doors to the ground floor rooms.

Lounge

17'6 x 11'4 narrowng to 9'4 (5.33m x 3.45m narrowng to 2.84m)

Double glazed windows to the front and rear elevations, radiator, feature fireplace, television point.

Kitchen/Diner

15'10 max x 11'4 max (4.83m max x 3.45m max)

Fitted with a range of wall and base level units with complementary roll edge works surfaces, inset one and a half bowl sink drainer unit, gas cooker point with an extractor hood over, space and plumbing for a washing machine, space for an upright fridge freezer, room for a dining table and chairs, laminate flooring, radiator, under stairs storage cupboard, further pantry cupboard, uPVC double glazed window to the rear overlooking the garden and door to the patio.

Cloakroom W.C.

Fitted with a low level W.C. and a wash hand basin, uPVC double glazed window to the front elevation.

First Floor

Landing

Double glazed window to the side elevation, loft access hatch and door to eaves over the kitchen, doors to the first floor rooms.

Bedroom One

10'1 x 9'1 to wardrobes (3.07m x 2.77m to wardrobes)

Double glazed window to the front elevation, radiator, built-in wardrobes with matching bedside cabinets.

Bedroom Two

11'5 x 6'11 (3.48m x 2.11m)

Double glazed window to the rear elevation, radiator.

Bedroom Three

9'2 x 7'0 (2.79m x 2.13m)

Double glazed window to the front elevation, radiator,

Family Bathroom

Fitted with a suite comprising a panelled bath with a shower over, low level WC, and a wash basin, tiled splash back areas, radiator, uPVC double glazed window to the side, door to an airing cupboard housing the boiler.

Outside

Rear Garden

The long rear garden faces a southerly aspect overlooking a paddock and is mainly laid to lawn with a raised paved patio area, decking, enclosed vegetable plot, a range of maturing shrubs and trees, brick built storage shed, timber fence enclosed.

Agents Notes:

Local Authority: West Northants

Council Tax Band B

Energy Performance Rating: D

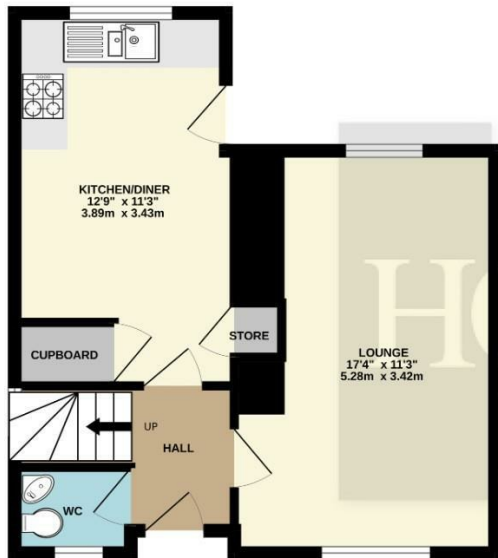
New EPC ordered.

Front Garden

A block paved pathway leads to the front door, the garden is laid mainly to enclosed flower beds with maturing shrubs and trees. A shared side passage leads to a gate to the rear garden.



GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.

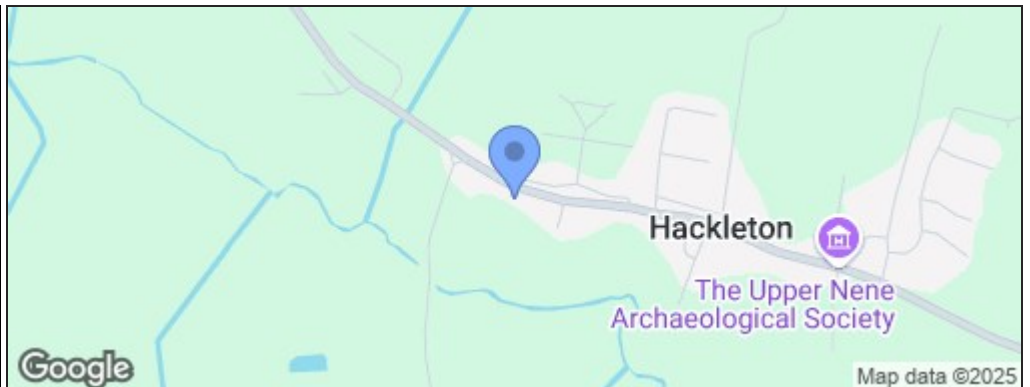


1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.