

**36 The Green
Hardingstone
NORTHAMPTON
NN4 7BU**

£475,000



- **INDIVIDUALLY BUILT BUNGALOW**
- **PLOT MEASURING ALMOST 1/4 ACRE**
- **IMMACULATE CONDITION**
- **NO UPPER CHAIN**

- **THREE DOUBLE BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **AMPLE OFF ROAD PARKING & GARAGE**
- **ENERGY EFFICIENCY RATING : TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

Sat on a tremendous plot of almost 1/4 acre in the heart of Hardingstone Village, this individually built bungalow offers spacious accommodation, presented in immaculate order, with a private rear garden and no upper chain. The accommodation comprises in brief; entrance hall, lounge/diner, kitchen/breakfast room, rear lobby with coat and shoe storage, utility room, three double bedrooms, and a bathroom. Externally there are landscaped gardens to the front and rear, off road parking for a number of vehicles, and a larger than average detached garage. The property also benefits from UPVC double glazing, and gas central heating.

Entrance Hall

Enter via UPVC door, wooden flooring, cupboard housing hot water tank, radiator.

Bedroom One

15'10" x 12'4" (4.84 x 3.77)

Bay UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Two

12'9" x 9'10" (3.91 x 3.02)

Bay UPVC window to front aspect, radiator.

Bedroom Three

12'4" x 9'5" (3.78 x 2.89)

UPVC window to side aspect, radiator.

Bathroom

9'1" x 5'10" (2.79 x 1.79)

Obscure UPVC window to side aspect, bath unit with shower over, inset sink with storage under, low level wc, ceramic tiled flooring and walls, radiator.

Lounge / Diner

22'6" x 12'6" (6.88 x 3.82)

UPVC patio doors to rear, two UPVC windows to side aspect, feature fireplace with dual fuel burner, two radiators.

Kitchen / Breakfast Room

19'1" x 9'9" (5.84 x 2.98)

Two UPVC windows to rear and side aspects, block glass wall to side, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, five ring gas hob with extractor over, integrated double oven, space for further appliances, complementary tiling, ceramic tiled flooring, pantry, radiator.

Rear Lobby

UPVC window to front aspect, ceramic tiled flooring, storage cupboard housing boiler.

Utility Room

8'7" x 7'9" (2.63 x 2.38)

UPVC window and composite door to rear, wall and base units with roll top work surfaces, stainless steel sink and drainer, space for various appliances, complementary tiling, ceramic tiled flooring, radiator.

Front Garden

Large block paved area offering off road parking for multiple vehicles, landscaped gardens to include various flower and shrub beds with gravel paving, enclosed by wooden fencing.

Rear Garden

Block paved patio with various paving, lawn area with various flowers and shrubs, gravel borders, two ponds, covered side area, gated side access, rear garage access, enclosed by hedges and wooden fencing.

Garage

17'10" x 11'9" (5.44 x 3.60)

Electric up and over door, UPVC window to side aspect, power and light connected

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: D







GROUND FLOOR

1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (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.