

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

**£425,000**



- **EXTENDED DETACHED**
- **LARGE REAR GARDEN**
- **UTILITY ROOM & DOWNSTAIRS WC**
- **IN NEED OF SOME COSMETIC UPDATING**
- **FIVE BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **DRIVEWAY & INTEGRAL GARAGE**
- **ENERGY EFFICIENCY RATING : TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A five bedroom detached property, set in the heart of Hardingstone Village with a large private rear garden, in need of some cosmetic updating but offering wonderful potential for a family home. With accommodation comprising in brief; entrance hall, lounge, dining room, kitchen, utility room, and downstairs wc to the ground floor, with five bedrooms and a bathroom to the first floor. Externally there are gardens to the front and rear, a driveway offering off road parking, and an integral garage. The property also benefits from UPVC double glazing, and gas central heating.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, stairs rising to first floor, under stairs storage, radiator.

### **Lounge**

17'6" x 11'11" (5.35 x 3.65)

UPVC window to front with further obscure UPVC window to side, feature fireplace, two radiators.

### **Dining Room**

10'7" x 9'6" (3.24 x 2.92)

Obscure UPVC window to side aspect, UPVC French doors with further windows to rear, radiator.

### **Kitchen**

9'9" x 9'5" (2.99 x 2.88)

UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven and hob with extractor over, complementary tiling, ceramic tiled flooring, cupboard housing boiler, pantry cupboard.

### **Utility Room**

7'3" x 6'6" (2.21 x 2.00)

Composite door and UPVC window to rear aspect, wall unit with roll top work surface under, space for appliance, radiator.

### **Downstairs WC**

Low level WC, pedestal wash hand basin, internal door to garage.

## **First Floor**

### **Landing**

Doors to all rooms

### **Bedroom One**

14'4" x 12'0" (4.37 x 3.66)

UPVC window to front aspect, radiator.

### **Bedroom Two**

13'2" x 11'1" (4.02 x 3.40)

UPVC window to rear aspect, radiator.

### **Bedroom Three**

11'10" x 7'4" (3.61 x 2.25)

UPVC window to front aspect, fitted wardrobe, radiator.

**Bedroom Four**

11'11" x 7'4" (3.64 x 2.25)

UPVC window to rear aspect, radiator.

**Bedroom Five**

8'9" x 6'11" (2.69 x 2.12)

UPVC window to front aspect, radiator.

**Bathroom**

9'7" x 7'8" (2.93 x 2.36)

Obscure UPVC window to rear aspect, bath unit with shower over, low level wc, sink unit with storage under, cupboard housing hot water tank, complementary tiling, ceramic tiled flooring, radiator.

**Externally****Front Garden**

Block paved driveway offering off road parking, lawn area, enclosed by wooden fencing and hedges.

**Rear Garden**

Patio and lawn areas with various flower and shrub beds and borders, two greenhouses, wooden shed, gated side aspect, enclosed by wooden fencing.

**Garage**

16'11" x 7'4" (5.16 x 2.25)

Up and over door, power and light connected.

**Agents Note**

Local Authority: West Northamptonshire

Council Tax Band: E





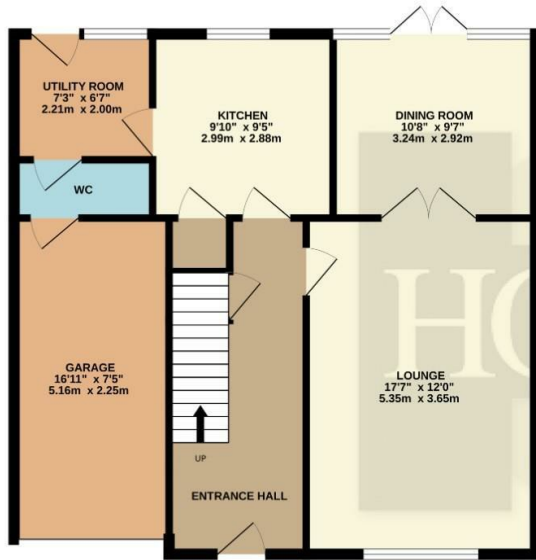








GROUND FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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