

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

£349,995



- **TERRACE COTTAGE**
- **THREE BEDROOMS**
- **WINE CELLAR**
- **DOUBLE GLAZING**

- **THREE STOREY**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Hardingstone, Northampton, this delightful Grade Two Listed terraced cottage offers a unique blend of historical character and modern living. With its older architecture, the property exudes a sense of warmth and tradition, making it a perfect home for those who appreciate the beauty of period features.

The cottage boasts two inviting reception rooms. These rooms are filled with natural light, creating a welcoming atmosphere that is ideal for family gatherings or quiet evenings in. The three spacious double bedrooms offer comfortable accommodation, ensuring that everyone has their own private retreat.

The property also includes a well-appointed bathroom, designed for both functionality and comfort. One of the standout features of this home is the wine cellar, a rare addition that will surely delight wine enthusiasts and provide a perfect space for storage and display.

Situated in the picturesque setting of The Green, residents can enjoy the tranquillity of village life while being conveniently close to local amenities and transport links. This cottage is not just a home; it is a piece of history, offering a unique opportunity to own a property that is both charming and functional.

In summary, this terraced cottage in Hardingstone is a wonderful opportunity for those seeking a blend of character, space, and modern convenience. With its three double bedrooms, two reception rooms, and the added bonus of a wine cellar, it is a property that truly deserves a viewing.

Ground Floor

Entrance Hall

Laminate flooring, radiators, stairs rising to first floor, stairs to cellar, doors to:

Lounge

12'0" x 9'3" (3.68 x 2.83)

Brick feature fireplace with open fire, laminate flooring, TV point, radiator, sash window to front.

Dining Room

8'7" x 8'5" (2.63 x 2.58)

Iron feature fireplace, radiator, laminate flooring, double glazed door out to rear garden.

Kitchen/Breakfast Room

19'10" x 8'2" (6.05 x 2.49)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, tiling above worktops, eye level cupboards, built in fridge/freezer, plumbing for washing machine/dishwasher, wall mounted gas fired boiler, space for range cooker with feature brick surround, tiled flooring, breakfast bar, radiator, two windows to side, double glazed French doors to rear.

Wine Cellar

7'7" x 9'2" (2.33 x 2.80)

Window to front, power and light connected.

First Floor

Landing

Sash window to rear, stairs rising to second floor, doors to:

Bedroom One

15'6" x 10'1" (4.74 x 3.09)

Strip wood flooring, feature fireplace, radiator, sash window to front.

Bathroom

8'9" x 8'4" (2.67 x 2.56)

Modern refitted bathroom comprising roll top bath with shower mixer tap, separate double shower cubicle with shower unit above, hand wash basin with vanity cupboard, low level W/C, heated towel rail, tiled flooring, tiled splash areas, sash window to rear.

Second Floor**Landing**

Window to rear, access to loft, doors to:

Bedroom Two

14'5" x 10'1" (4.40 x 3.09)

Feature fireplace, built in cupboard, radiator, strip wood flooring, double glazed window to front.

Bedroom Three

8'11" x 8'5" (2.74 x 2.59)

Strip wood flooring, radiator, double glazed window to rear.

Externally**Rear Garden**

Courtyard style rear garden, paved patio area leading to lawn, further patio area, flower and shrub borders, mature plants, cobbled patio to side, access via passageway to rear.

Agents Notes

Council Tax Band: C







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
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Disclaimer

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