

**14 Duck Lane  
Harpole  
NORTHAMPTON  
NN7 4BU**

**Offers Over £190,000**



- **STONE COTTAGE**
- **END OF TERRACE**
- **NO ONWARD CHAIN**
- **SOUGHT AFTER VILLAGE**

- **TWO BEDROOMS**
- **CUL-DE-SAC**
- **REQUIRES SOME UPDATING**
- **ENERGY RATING: E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with no onward chain and nestled in a highly sought-after village, this stone cottage provides well planned accommodation comprising an entrance hall, lounge, cloakroom, and kitchen on the ground floor. The first floor features two bedrooms and a shower room. Outside, there is a small rear area with access to a storage cupboard, while the front offers a block-paved space with potential for off-road parking. Additional benefits include double glazing and gas radiator heating.

## **Ground Floor**

### **Entrance Hall**

Enter via timber door, door to lounge.

### **Lounge**

11'10" x 14'0" max (3.63 x 4.27 max)

Window to front aspect, door to inner hallway.

### **Inner hallway**

Stairs rising to first floor, doors to cloakroom and kitchen.

### **Cloakroom**

Fitted with a two piece suite comprising low level W/C, wash hand basin, window to side aspect.

### **Kitchen**

10'2" x 6'11" (3.12 x 2.13)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted electric oven, ceramic hob, tiled splashbacks, space and plumbing for washing machine, understairs cupboard/pantry, door leading to rear courtyard.

## **First Floor**

### **Landing**

### **Bedroom One**

11'5" x 15'2" (3.5 x 4.64)

Window to front aspect, large airing cupboard.

### **Bedroom Two**

7'1" x 7'1" (2.16 x 2.16)

Window to side aspect.

### **Shower Room**

Fitted with a three piece suite comprising low level W/C, pedestal sink, shower cubicle with electric shower over, tiled splashbacks, obscured window to side aspect.

## **Externally**

### **Front Garden**

Space for off road parking for one car.

### **Rear Garden**

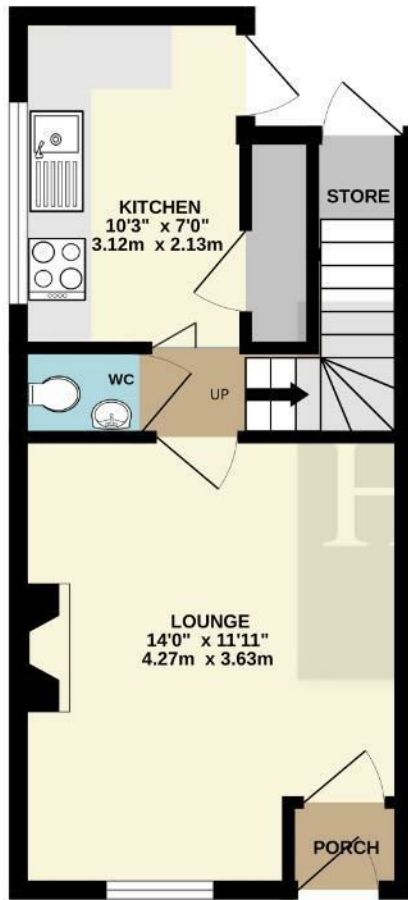
Courtyard garden with storage cupboard.

## **Agents Notes**

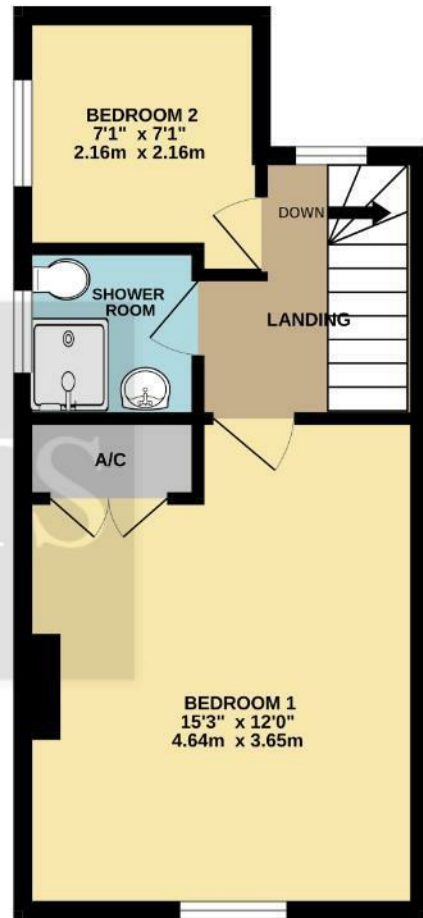
Council Tax Band: B



GROUND FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.

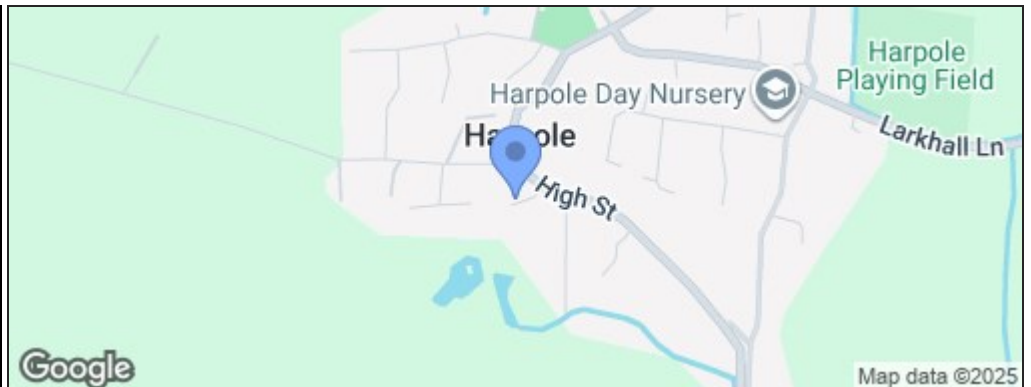


TOTAL FLOOR AREA : 615 sq.ft. (57.2 sq.m.) approx.

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 |
|---------------------------------------------|-------------------------|-----------|
| 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>                            | 46                      | 58        |
| (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 |           |



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