

**2 Little Lane  
Yardley Hastings  
NORTHAMPTON  
NN7 1EN**



**Offers In Excess Of**



- **A STONE BUILT 17TH CENTURY COTTAGE**
- **CLOAKROOM**
- **RE-FITTED BATHROOM**
- **RADIATOR HEATING**
- **BOAST LOTS OF ORIGINAL FEATURES**

- **FOUR BEDROOMS**
- **TWO RECEPTION ROOMS**
- **UPVC DOUBLE GLAZED**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A stone built 17th century four bedroom detached house, situated in the village of Yardley Hastings. The property is set in a conservation area and has character features such as exposed timber beams, exposed stone walls, and handmade doors, which have been successfully combined with modern features throughout.

The accommodation comprises sitting room which has a feature fireplace with an oak beam and original bread oven, three window seats, and parquet flooring. The dining room has stone flooring which continues into the kitchen/breakfast room, and there is also a cloakroom on the ground floor.

On the first floor there are three double bedrooms, a further single bedroom, and a bathroom which has just been renovated.

The property also benefits radiator heating, uPVC double glazed where specified, off road parking and courtyard gardens to rear.

## **Ground Floor**

### **Entrance Hall**

17'8" x 9'0" (5.41 x 2.75)

Stone flooring, stairs leading to first floor landing, large double glazed picture window to rear, under stairs storage cupboard, doors to:

### **Cloakroom**

Suite comprising low level w.c, hand wash basin, exposed stone work, window to rear.

### **Lounge**

19'0" x 11'3" (5.80 x 3.44)

'Inglenook' style fireplace with solid fuel burner, radiator, TV point, window seats, three x uPVC double glazed windows to front and one to the side all with built in shutter blinds, 'Parquet' flooring.

### **Dining Room**

12'7" x 11'6" (3.86 x 3.53)

Radiator, two uPVC double glazed windows to front with built in shutter blinds.

### **KitchenBreakfast Room**

15'11" x 11'6" (4.86 x 3.52)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, range cooker space, plumbing for washing machine, built in dishwasher, stone flooring, window to rear, outside door into property from side, doors to:

## **First Floor**

### **First Floor Landing**

18'1" x 7'11" (5.52 x 2.42)

Large landing with double glazed picture window flowing up from ground floor, doors to:

### **Bedroom One**

12'5" x 11'3" (3.81 x 3.43)

Two built in wardrobes, radiator, uPVC double glazed window to front.

**Bedroom Two**

11'9" x 9'8" (3.60 x 2.95)

Radiator, wardrobes, uPVC double glazed window to front.

**Bedroom Three**

11'6" x 9'4" (3.53 x 2.87)

Wardrobe, uPVC double glazed window to front.

**Bedroom Four**

8'3" x 7'6" (2.52 x 2.31)

Radiator, uPVC double glazed window to side.

**Bathroom**

12'0" x 7'3" (3.67 x 2.23)

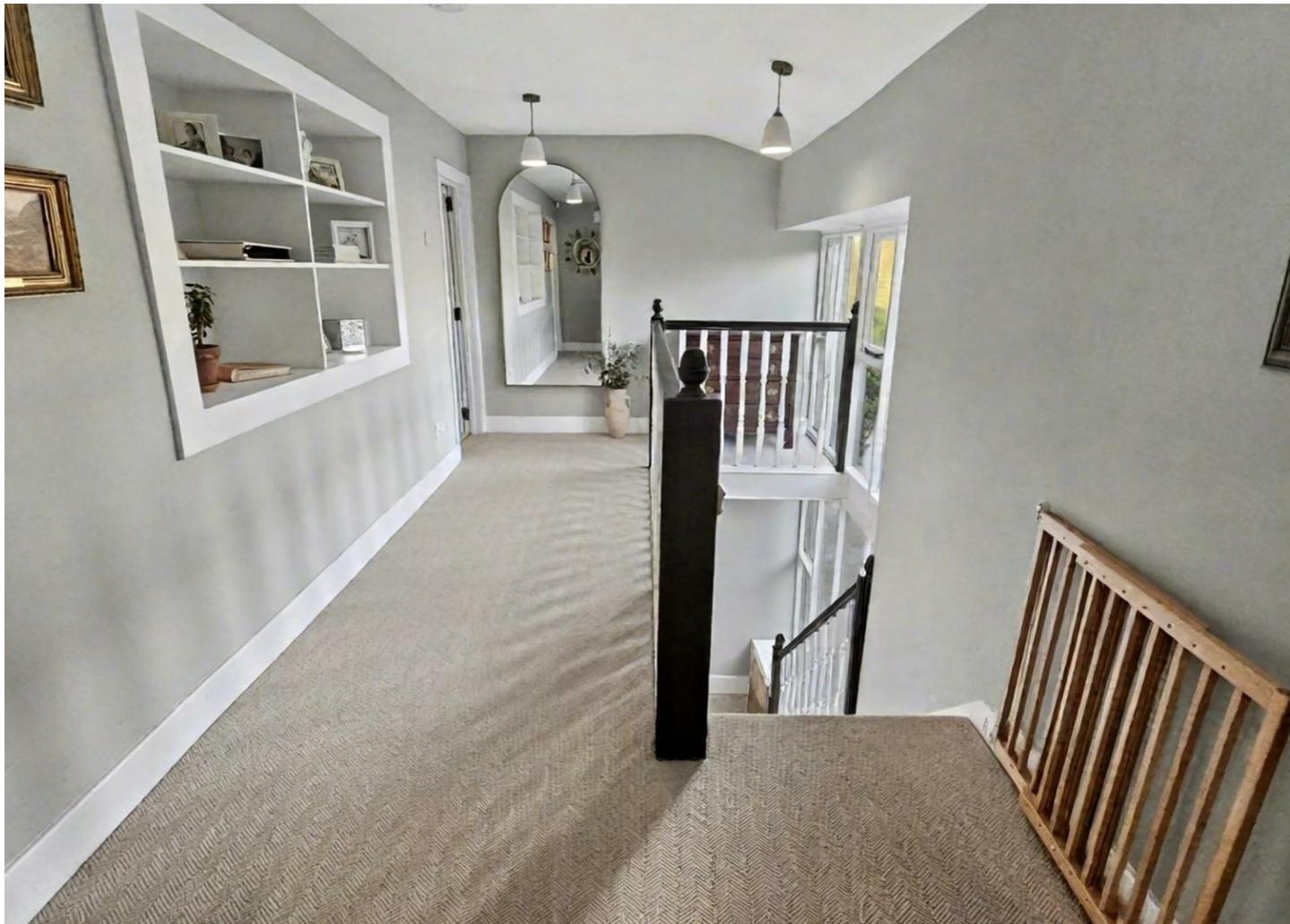
Re-fitted bathroom suite comprising free standing bath unit, large walk in shower cubicle with shower unit above, hand wash basin with vanity cupboard below, low level w.c, heated towel rail, tiled splash areas, window to side.

**Externally****Gardens**

Large courtyard rear garden, driveway with off road parking.

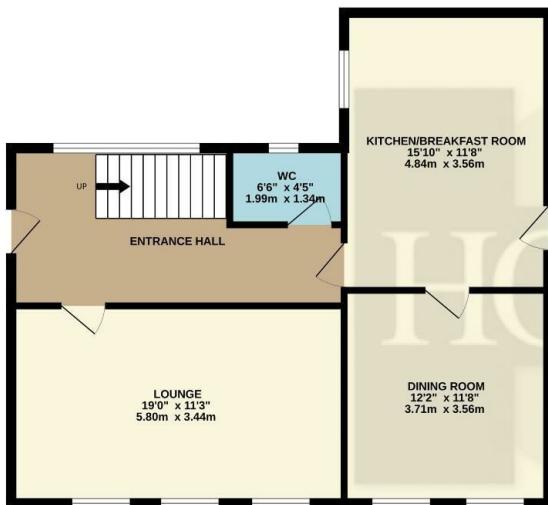
**Agents Notes**

Council Tax Band: F





## GROUND FLOOR

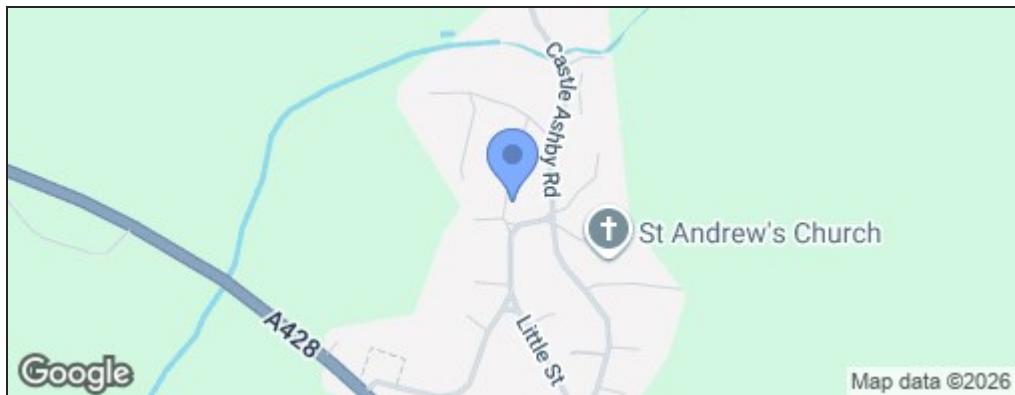


## 1ST FLOOR



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. These plans are for guidance 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	52	
(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.