

**32 Larkhall Lane  
Harpole  
NORTHAMPTON  
NN7 4DP**

**£375,000**



- SEMI DETACHED, EXTENDED FAMILY HOME
- NO ONWARD CHAIN
- PARKING FOR SEVERAL CARS & LARGE GARAGE
- DOUBLE GLAZING & GAS RADIATOR HEATING
- CAMPION SCHOOL CATCHMENT
- THREE / FOUR BEDROOMS
- THREE RECEPTION ROOMS
- LARGE PLOT
- SOUGHT AFTER VILLAGE LOCATION
- ENERGY RATING: E

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PERSONAL • PROFESSIONAL • PROACTIVE

This deceptively spacious and extended family home is ideally located in a sought-after village and is offered with no onward chain. The accommodation comprises a cloakroom, inner hallway, lounge, kitchen, garden room, and an additional reception room or ground-floor bedroom. To the first floor are three generously sized bedrooms and a four-piece shower room. Externally, the property benefits from a driveway providing off-road parking for several vehicles, incorporating a car port and leading to a larger than average garage. Outside there is a well-maintained, enclosed rear garden. The property sits on a good size plot, with potential to further extend. Additional features include double glazing and gas radiator central heating throughout.

## **Ground Floor**

### **Entrance Hall**

Enter via obscured double glazed door, door to:

### **Kitchen**

20'5" x 8'4" (6.24 x 2.55)

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 gas hob with extractor hood over, built in electric double oven, space for fridge/freezer, space and plumbing for washing machine and dishwasher, window to side aspect, door leading to lounge, under stairs storage cupboard, door leading to second reception/bedroom four, window and glass panel door leading to garden room.

### **Lounge**

16'11" x 11'5" (5.18 x 3.5)

Sliding patio doors leading to garden room, electric fireplace with stone feature surround, door leading to inner hallway.

### **Inner Hallway**

Stairs leading to first floor, doors to second reception room/bedroom four and downstairs cloakroom.

### **Cloakroom**

Fitted with a two piece suite comprising low level WC, vanity unit with inset sink, tiled splashbacks, obscured window to front aspect.

### **Second Reception Room/Bedroom Four**

16'6" x 8'2" (5.05 x 2.5)

UPVC double glazed door leading to front garden, dual aspect windows to front and side.

## **First Floor**

### **Landing**

Windows to front aspect, loft access, doors to all rooms.

### **Bedroom One**

12'2" x 10'9" (3.71 x 3.28)

Window to front aspect, full length fitted wardrobes.

### **Bedroom Two**

10'11" x 7'5" (3.33 x 2.28)

Window to front aspect.

**Bedroom Three**

8'7" x 9'2" (2.62 x 2.8)

Window to rear aspect, built in cupboard.

**Shower Room**

Fitted with a four piece suite comprising low level WC, bidet, pedestal sink, shower cubicle with fitted shower over, full height tiling to all walls, electric heater, obscured window to side aspect, electric shaver point, airing cupboard.

**Externally****Front Garden**

Gravel area for off road parking, driveway to side providing off road parking, single garage.

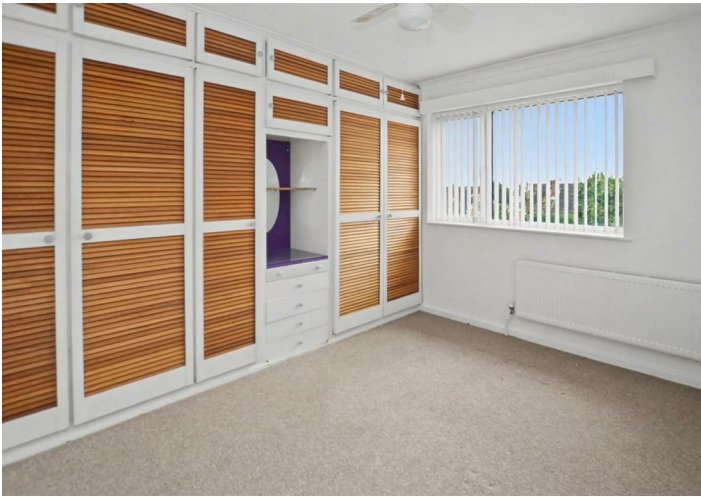
**Rear Garden**

Laid mainly to patio, gravel area, various established plants and shrubs to borders, enclosed by timber fencing, timber built shed, greenhouse, access to garage.

**Agents Notes**

Council Tax Band: C



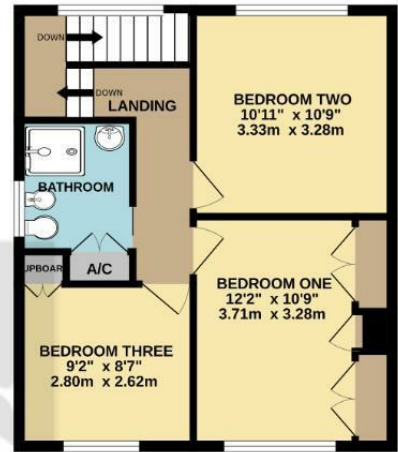




GROUND FLOOR  
1024 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



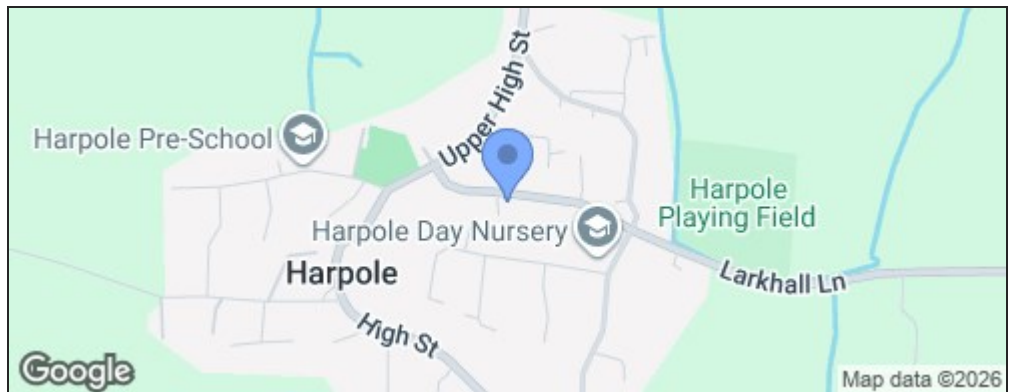
TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) approx.

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) 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	
		77
	49	



#### 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.