26 Hardwick Village

Hardwick, NN9 5AL

Simpson & Partners

Located on the outskirts of the village is this five bedroom detached property with four reception rooms and a double garage. Occupying a generous plot approx. 0.53 acres giving the buyer the opportunity to redevelop the plot or extend, subject to the necessary planning permissions. The property offer great potential and does require modernising and updating. It does benefit from double glazing, oil radiator central heating. kitchen with built in appliances, three piece bathroom suite with separate shower cubicle, front and a large rear garden. The current accommodation is approx 2400 sq ft.

Hardwick is a stunning village with a huge community feel situated off the beaten track, close to surrounding villages of Orlingbury and Little Harrowden, the entire village is a conservation area so if you're looking for unspoiled peace and quiet then Hardwick could be for you. The are also tree preservation orders on three lime trees in the rear garden.
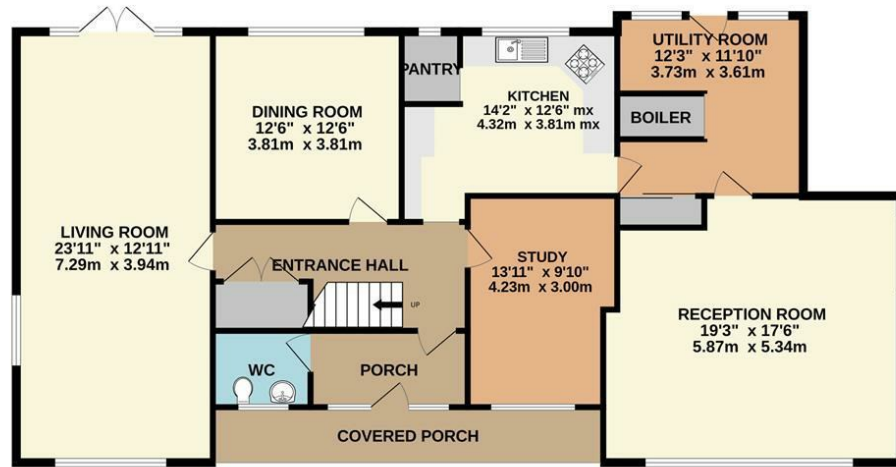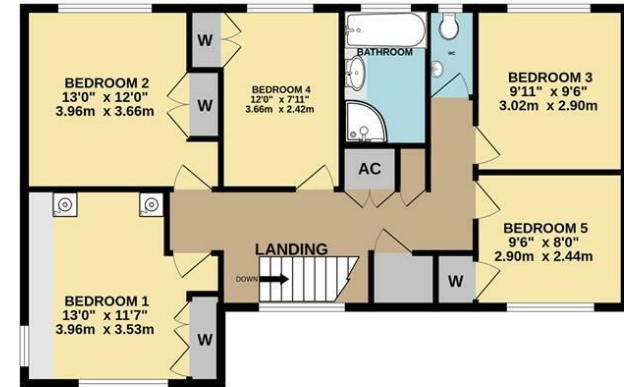
Price £765,000

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GROUND FLOOR

1ST FLOOR

LIVING ROOM
23'11" x 12'11"
7.29m x 3.94m

DINING ROOM
12'6" x 12'6"
3.81m x 3.81m

PANTRY

KITCHEN
14'2" x 12'6" mx
4.32m x 3.81m mx

BOILER

UTILITY ROOM
12'3" x 11'10"
3.73m x 3.61m

ENTRANCE HALL

STUDY
13'11" x 9'10"
4.23m x 3.00m

RECEPTION ROOM
19'3" x 17'6"
5.87m x 5.34m

WC

PORCH

UP

COVERED PORCH

BEDROOM 2
13'0" x 12'0"
3.96m x 3.66m

W

W

BEDROOM 4
12'0" x 7'11"
3.66m x 2.42m

BATHROOM

WC

BEDROOM 3
9'11" x 9'6"
3.02m x 2.90m

AC

BEDROOM 5
9'6" x 8'0"
2.90m x 2.44m

LANDING

DOWN

W

BEDROOM 1
13'0" x 11'7"
3.96m x 3.53m

W

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 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

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