



**8 Martins Lane**  
Hardingstone, Northampton

**oriordanbond**  
SALES & LETTINGS



## 8 Martins Lane

Hardingstone

NN4 6DL

£500,000

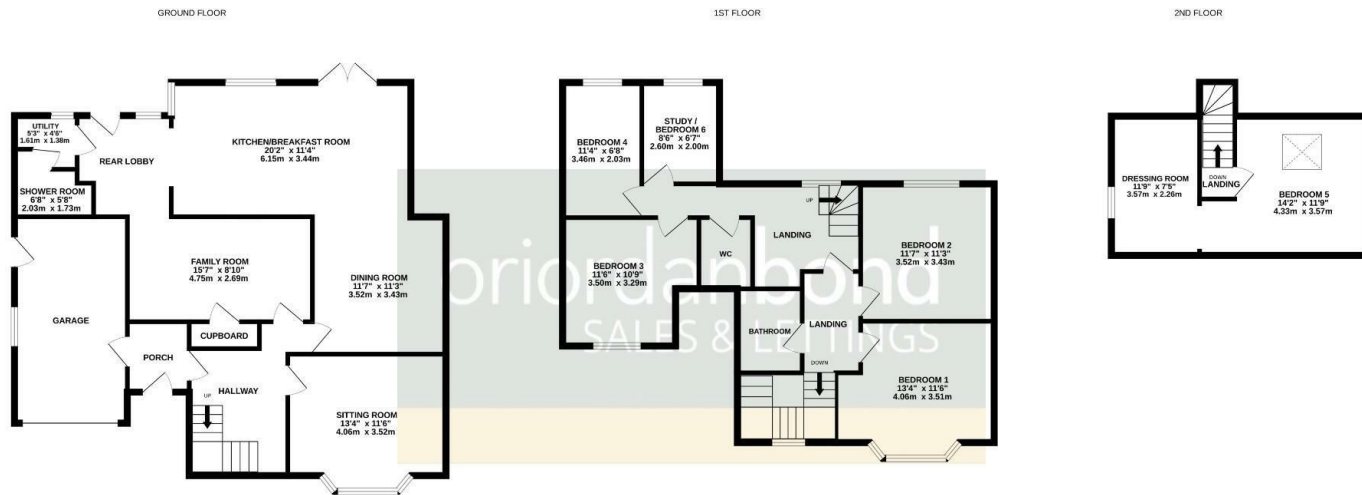
**This well presented semi-detached family home has been extended to create just over 2000 square foot of accommodation. The property is ideally located within the sought after village of Hardingstone and is within close proximity of schools, shops and further amenities.**

Accommodation over three floors comprises entrance hall, sitting room with feature bay window to the front, separate family room, dining room open to an extended kitchen/breakfast room, utility room and re-fitted shower room. To the first floor are four bedrooms, a study/bedroom and a re-fitted family bathroom with additional re-fitted separate WC. Stairs rising to the second floor gives access to a further double bedroom with dressing room. Outside, to the front is a driveway providing ample off road parking for several cars leading to an integral garage. To the rear is a large private garden being mainly laid to lawn with patio area. Further benefits include uPVC double glazing and gas radiator heating. (A/2023/L)

- Five/six bedroom extended semi-detached
- Three reception rooms
- Extended kitchen/breakfast room
- Separate re-fitted shower room and family bathroom
- Large private rear garden
- Ample off road parking and garage







TOTAL FLOOR AREA : 2023sq.ft. (187.9 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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### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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