



10 Melchester Close, Hardingstone, Northampton, NN4 6FE
£235,000 Freehold

NO ONWARD CHAIN. A two bedroom modern property situated on the end of a no through road in the ever popular village of HARDINGSTONE. The property also benefits from: a generous plot, sealed unit double glazing in timber frames, gas central heating via a replacement boiler, entrance hall, lounge, kitchen, first floor landing with loft access, two bedrooms and a bathroom. Outside, the front is laid to lawn with off road parking driveway extending to the side with a gate through to the rear garden with a shed and a good degree of privacy. EPC Rating: D. Council Tax band: B

Popular Village Location | Double Glazing & Gas Central Heating | Two Bedrooms | Off Road Parking & Driveway | Good Size Garden | No Chain

modern marketing · traditional values

ENTRANCE PORCH

Half glazed entrance door. Sealed unit double glazed window to front elevation.

LOUNGE 4.27m x 3.86m (14'0 x 12'8)

Sealed unit double glazed window to front elevation. Radiator. Staircase rising to first floor landing with living space under.

KITCHEN/DINING ROOM 2.84m x 3.78m (9'4 x 12'5)

Sealed unit double glazed window to rear elevation. Double glazed patio doors to garden. Cupboard housing gas fired boiler. Wall and base units with work surfaces over. Single drainer stainless steel sink with mixer tap. Built in oven, hob and filter hood. Radiator.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 2.97m x 3.12m (9'9 x 10'3)

Sealed unit double glazed window to front elevation. Radiator. Overstairs airing cupboard and wardrobe.

BEDROOM TWO 2.01m x 3.78m (6'7 x 12'5)

Sealed unit double glazed window to rear elevation. Radiator.

BATHROOM 2.01m x 1.88m (6'7 x 6'2)

Obscure sealed unit double glazed window to side elevation. Radiator. Suite comprising panelled bath, pedestal wash hand basin and low level WC.

OUTSIDE

FRONT GARDEN

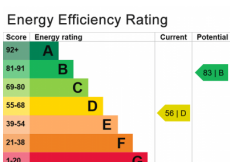
Open plan, laid to lawn with driveway extending to the side of the property.

REAR GARDEN

Good size lawned garden with hedging and shrubs. Timber shed.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

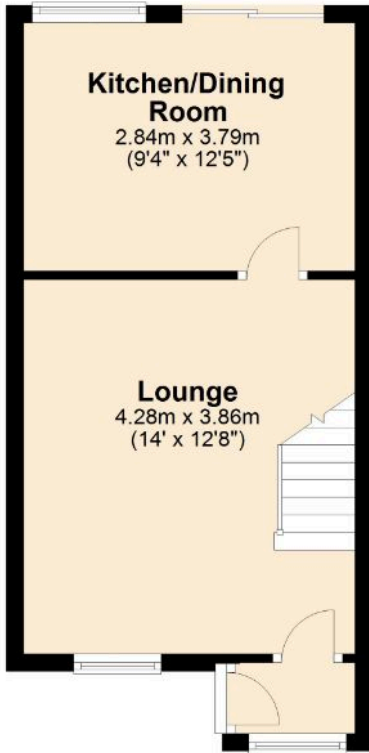


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

10 Melchester Close, Hardingstone, Northampton NN4 6FE
£235,000 Freehold

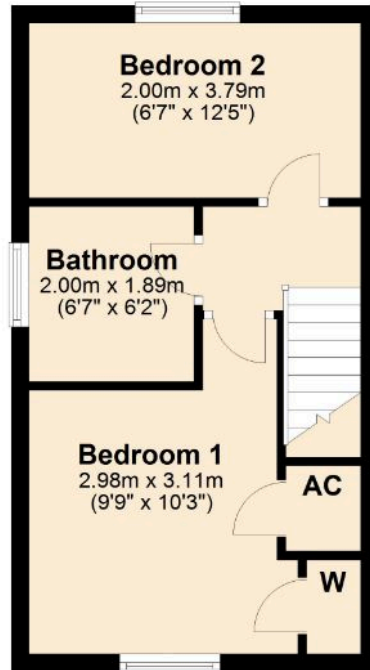
Ground Floor

Approx. 28.8 sq. metres (310.5 sq. feet)

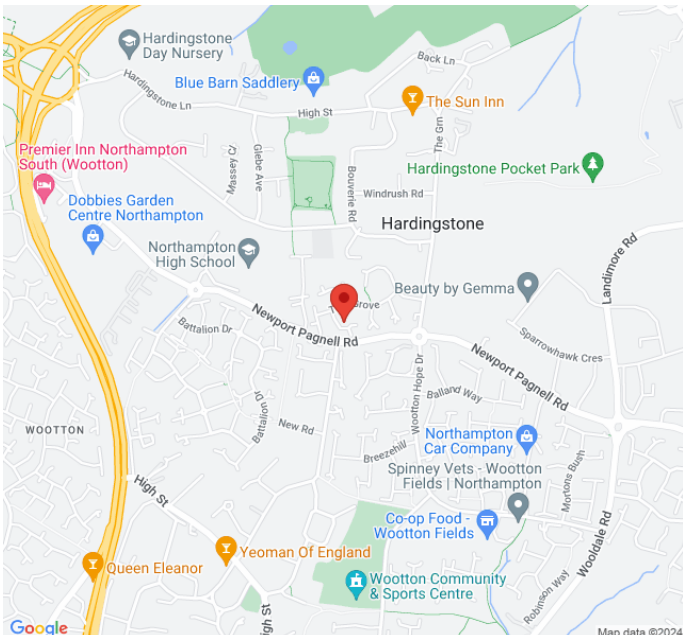


First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 sq. feet)



LOCAL AREA INFORMATION

Hardingstone, once a village on the southern edge of Northampton, now forms a suburb of the Borough Council area. Separated from the nearby village of Wootton by the B526 Newport Pagnell Road, it is less than 0.5 mile from the A45 Northampton ring road, which in turn provides access to M1 J15. Northampton also has a mainline train station to London Euston and Birmingham New Street. The original village school is now home to the Village Hall Association with the primary school now relocated to a modern building in Martin's Lane. Hardingstone also boasts public houses, a 12th Century parish church of St Edmund, plus hairdresser, post office and supermarket. Further shopping, leisure, medical and local government services can be accessed in nearby Wootton, Far Cotton, Hunsbury or in Northampton town centre, though Milton Keynes is also only 17 miles away via the M1.

10 Melchester Close, Hardingstone, Northampton NN4 6FE
£235,000 Freehold

