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High Street, Hardingstone  
Northampton  
Northamptonshire, NN4 7BT

Offers Above £250,000 Cottage



Department: Sales

Tenure: Freehold



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## Property Summary

LOVELY COTTAGE WITH GARAGE. A rarely available, three-bedroom, brick cottage set back from the roadside, situated in the ever-popular village of Hardingstone with local amenities.

## Features & Utilities

- ✓ Village Centre Location
- ✓ Red Brick Cottage
- ✓ Three Bedrooms
- ✓ Two WC's
- ✓ Gas Central Heating
- ✓ Overside Garage/Barn
- ✓ Private Rear Garden
- ✓ Highly Recommended
- ✓ NO CHAIN

## Property Overview

LOVELY COTTAGE WITH GARAGE. A rarely available, three-bedroom, brick cottage set back from the roadside, situated in the ever-popular village of Hardingstone with local amenities. The property has been greatly improved with gas central heating, double glazing, modern kitchen and bathroom, and redecoration and replacement floor coverings. Downstairs accommodation offers entrance hall, sitting room with open-plan dining room, refitted kitchen/breakfast and WC, with a further bathroom and three bedrooms upstairs. Outside a communal footpath leads from the main High Street to the row of cottages, each with a front garden to the other side of the footpath. To the rear is a landscaped, private garden with French doors into the garage/barn accessed from a service road. Offered to the market with NO UPPER CHAIN. EPC Rating: C. Council Tax Band: C.

### ENTRANCE HALL

Enter via uPVC double glazed door. Radiator. Stairs to first floor landing. Wood effect flooring.

### LOUNGE 3.15m x 3.17m (10'4" x 10'5")

### DINING ROOM 3.19m x 3.17m (10'5" x 10'5")

### LOUNGE/DINING ROOM

Double glazed window to front elevation. Radiator. Plaster coving to ceiling. Dado rail. Wood effect flooring which continues into dining area with a further radiator. Space for table and chairs.

### KITCHEN 3.82m x 3.96m (12'6" x 13')

Double glazed door and window to rear elevation. Radiator. Gloss finished wall mounted and base units with work surface over. Stainless steel sink unit with mixer tap over. Metro style tiling. Built in dishwasher, gas hob and oven. Wall mounted gas fired boiler.

### WC

Low level WC. Wash hand basin in vanity unit with countertop. Extractor fan.

### FIRST FLOOR LANDING

Access to loft space. Doors to:

### BEDROOM ONE 3.15m x 4.04m (10'4" x 13'3")

Two double glazed windows to front elevation. Radiator. Two built in cupboards. Picture rail.

### **BEDROOM TWO 2.88m x 2.46m (9'5" x 8'1")**

Double glazed window to front elevation. Radiator.

### **BEDROOM THREE 2.70m x 2.54m (8'10" x 8'4")**

Double glazed window to rear elevation. Radiator. Access to loft space.

### **BATHROOM**

Panel bath with electric shower over. Pedestal wash hand basin. Low level WC. Chrome ladder style radiator. Mosaic tiling.

### **OUTSIDE**

#### **FRONT**

Shared footpath from High Street access to cottages. Lawned front garden with hedge and shrubbery. Stone wall.

#### **REAR GARDEN**

Paved and lawned.

### **GARAGE/BARN**

Garage/Barn measuring approx 12'6 x 15'3. Up and over door. Power and lighting connected. French doors to garden patio.

### **DRAFT DETAILS**

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

### **AGENTS NOTES**

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## MATERIAL INFORMATION

Type - Cottage

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band C

EPC Rating - C

Electricity Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband Supply - Ask Agent

Mobile Coverage - Depends on provider

Heating - Gas Central Heating

Parking - Parking

EV Charging - Ask Agent

Accessibility - Ask Agent

Coastal Erosion Risk - Ask Agent

Flood Risks - Has not flooded in the last 5 years

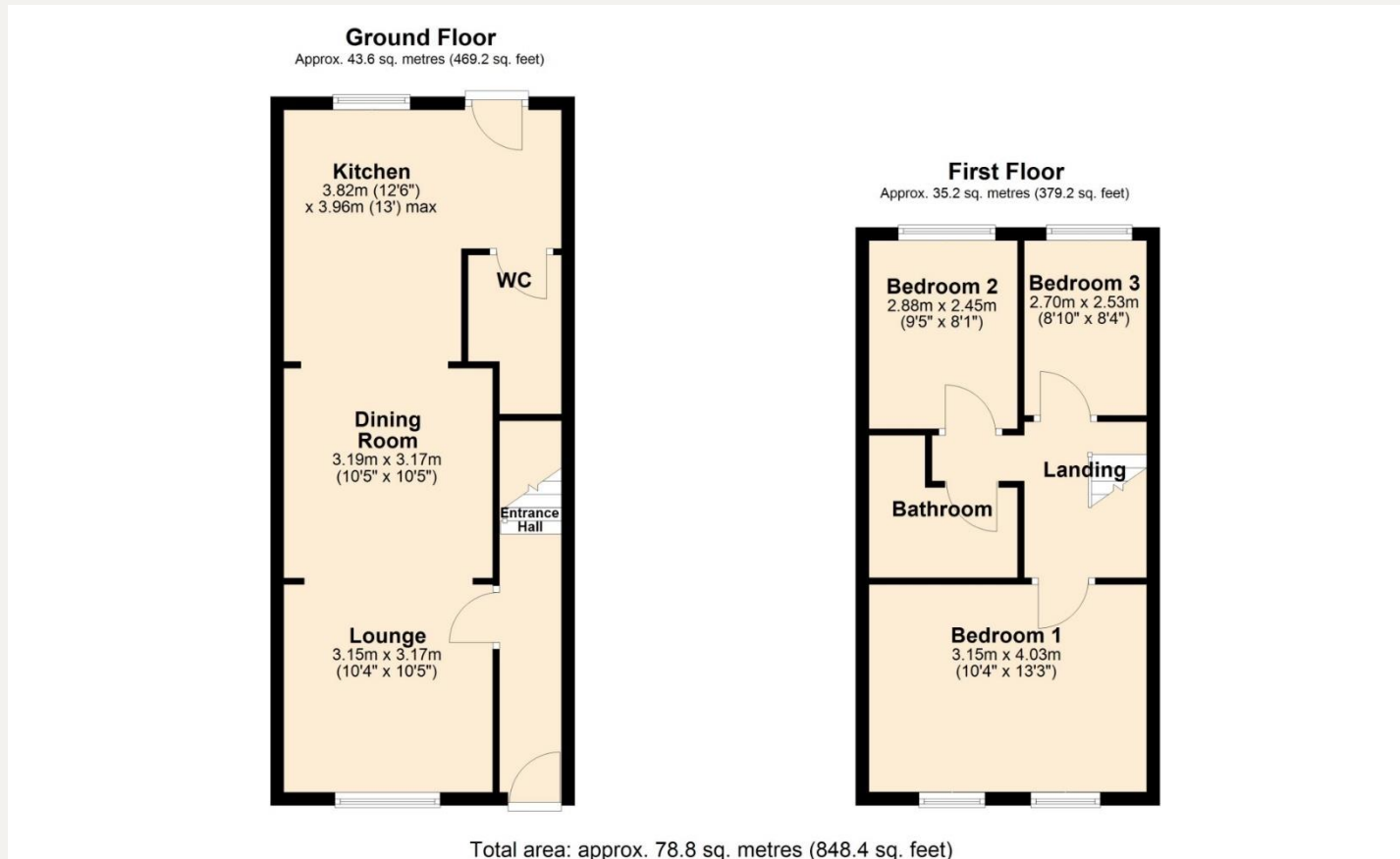
Mining Risks - Ask Agent

Restrictions - Conservation Area

Obligations - Ask Agent

Rights and Easements - Ask Agent

# Floorplan





## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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