

NEW INSTRUCTION



MARTINS LANE

Hardingstone, Northampton, NN4 6DL



DAVID COSBY  
ESTATE AGENTS





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# Martins Lane

Hardingstone, Northampton, NN4 6DL

Total GIA Floor Area Exc. Garage | Approx. 121 sqm (1302 sqft)



2 Bedrooms



2 Reception



1 Bathrooms

## Features

- Detached bungalow on a large plot
- No upper chain
- Sought-after South Northamptonshire village
- Off-road parking and single garage
- Well-maintained front and rear gardens
- Bright dual-aspect sitting room
- Two spacious double bedrooms
- Potential for improvement

## Description

Occupying a large plot with good-sized front and rear gardens, off-road parking, and an attached single garage, this delightful, detached bungalow is located in the sought-after South Northamptonshire village of Hardingstone. Built in the early-1960s, the property is constructed from buff-facing brickwork with a low-pitched tiled roof and features a charming veranda to the front aspect. Offered to the market with no upper chain, this bungalow has been maintained to a high standard while offering scope for further improvement. The well-proportioned accommodation is arranged across a single level, with a welcoming entrance hall leading to two spacious double bedrooms, a bright and airy sitting room, and a versatile dining room that opens onto the rear garden. The kitchen is centrally located and benefits from modern units alongside original storage features, while the glass garden room provides an excellent connection to the outdoor space. A well-appointed bathroom and a separate WC complete the internal layout, offering comfort and practicality throughout. Each room enjoys natural light and neutral décor, creating a homely and inviting atmosphere.



Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre. The village has its fair share of historic buildings and is positioned on the southern edge of the town, looking from its hilltop position across the Nene valley.



## The Property

### Front Entrance Hall:

The main entrance hall is accessed via the covered veranda, which offers a pleasant seating area overlooking the front garden. The entrance features a stained timber slatted door with a glazed side panel, and the floor is finished with oak-effect laminate boards. Timber flush doors lead to the bedrooms, sitting room, WC, and kitchen, and a part-glazed door provides access to the bathroom. There is also a useful cupboard with double-swing doors, clothes rails, and upper shelving for additional storage.

### Sitting Room:

Situated at the front right-hand side of the property, this bright dual-aspect sitting room enjoys plenty of natural light from large casement windows on the front and side elevations. The room is finished with plush cut-pile carpets and neutrally decorated walls. An original brick fireplace, finished with emulsion, houses an open-flame gas fire set on a terrazzo-style hearth. A built-in shelf occupies an adjacent niche, and a glazed internal window allows natural light into the adjoining dining room area. Bi-fold doors connect the sitting room to the dining room, offering a versatile space perfect for entertaining.

### Dining Room:

Currently used as a snug and office, the dining room overlooks the rear garden through a large two-unit window. A part-glazed pedestrian door provides access to the garden and a timber flush door leads through to the kitchen. Floors are finished with loop-pile carpet, and the room features exposed painted brickwork on the left-hand wall.

### Kitchen:

Located at the rear of the property, the kitchen has matching oak laminate floor boards, and a part-glazed door flanked by original Crittall windows opens into the glass garden room. The kitchen features a mix of original full-height cupboards on the front aspect, providing good storage space, and modern Shaker-style base and wall units with timber-effect roll-top work surfaces. A large stainless-steel sink with a drainer and mixer tap is installed and there is space for a freestanding oven, washing machine, and tall fridge freezer.





## The Property

### **Bathroom:**

Positioned at the rear of the property, the bathroom is equipped with a bath with electric shower over, as well as a ceramic wash hand basin with a chrome mixer tap, set into a vanity unit. Additional storage is provided by a built-in cupboard above the basin. The bathroom is naturally lit by an original Crittall window to the rear aspect, and the walls are finished with full-height ceramic tiling. Floors are laid with grey timber-effect tiles, and a modern chrome towel rail provides heating.

### **Separate WC:**

The separate WC, located adjacent to the bathroom, features a close-coupled WC and a ceramic wash hand basin with chrome pillar taps, set into a vanity unit with additional overhead cupboard storage. The room is naturally lit by a Crittall window to the rear elevation, and the walls are neutrally decorated, with part-stained timber cladding on the rear aspect. The floor is finished with decorative vinyl tiles.

### **Bedroom One:**

The main bedroom is a large double, currently arranged as a twin room. It features built-in storage, plush cut-pile carpets, and neutrally decorated walls. A large two-unit casement window provides views of the front garden.

### **Bedroom Two:**

The second bedroom is located at the rear of the property and enjoys views of the well-tended rear garden through a two-unit window. The room is finished with cut-pile carpets, and the walls are neutrally decorated.



## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.





# Grounds

## Front Aspect:

The property is set well back from Martins Lane, featuring a raised front lawn with attractive rose borders. A dropped curb provides off-road parking and access to the attached single garage, complete with a convenient turning space. The boundaries are formed by established herbaceous borders on either side, and the front garden is further enhanced by a neat shingle area, planted with well-tended low-level bushes and roses. Pathways to both gable ends of the property provide access to the rear garden.

## Rear Aspect:

The expansive rear garden is set on split levels and is well-stocked with a variety of mature trees and shrubs. The main lawned area is framed by pretty planted borders, while steps lead down to a generous patio area, ideal for entertaining and alfresco dining. A feature cherry tree provides shade, and the patio is conveniently accessible from the glass garden room.

A shingle pathway runs between two lawned areas, leading to a delightful sunken pond filled with lily pads. The garden extends further to a large timber summer house with a surrounding shingle seating area. Additionally, a substantial gravelled section contains an aluminium glasshouse and provides the perfect space for creating raised vegetable plots, offering potential for sustainable living.

## Garage:

The attached single garage is constructed from matching buff brickwork and is accessible via an aluminium up-and-over door. The garage benefits from dual pedestrian access to both the front and rear, and a Crittall side elevation window allows natural light into the space. At the rear of the garage, there is a separate brick storage area, complete with a timber ledged and braced door, lighting, and ample space for garden equipment. The garage also has additional space for workshop use beside the side elevation window.





## Location

Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre. The village has its fair share of historic buildings and is positioned on the southern edge of the town, looking from its hilltop position across the Nene valley.

Hardingstone has two traditional public houses, The Crown, and The Sun together with a good range of amenities and facilities including a post office, nearby Waitrose, newsagents, and several hairdressers. A popular Garden Centre is also close by, and schooling is well served by Hardingstone Primary School and Northampton High School for Girls.

Hardingstone is popular with commuters having easy access to Junction 15 of the M1, and both Northampton and Milton Keynes Railway Stations provide regular intercity services to Birmingham New Street, and London Euston.

On the edge of the village can be found one of only three remaining Eleanor crosses in the country. The historic cross commemorates the resting at nearby Delapré Abbey of the body of Queen Eleanor of Castile while King Edward I stayed at nearby Northampton Castle.

Hardingstone is an excellent choice for anyone looking to settle in a Northampton village and offers a great balance of convenience, period charm, and good amenities.

## Property Information

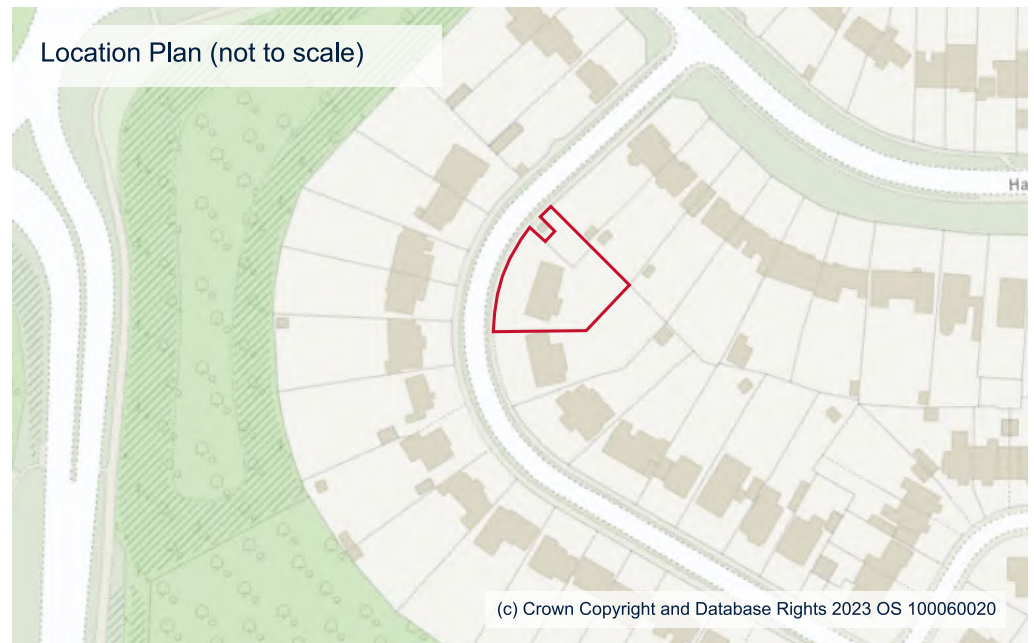
**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas & Electricity

**Council Tax:** Band E    **EPC:** TBC

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



# Martins Lane, Hardington, NN4 6DL

Approximate GIA (Gross Internal Floor Area) Inc. Garage = 121 sqm (1302 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 121 sqm (1302 sqft)





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