



99 Martins Lane, Hardingstone, NN4 6DJ

HOWKINS &  
HARRISON

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Hardingstone, NN4 6DJ

Guide Price £260,000

A well presented and modernised semi-detached dormer bungalow in the popular village of Hardingstone, offering ample parking space situated within close proximity of schools and local amenities, and easy access for the A45/M1 junction 15.

#### Features

- Semi-detached dormer bungalow
- Ample parking for several vehicles and generous single garage
- Sitting room and fitted bathroom
- Two bedrooms with built-in wardrobes to master
- Re-fitted kitchen and dining room
- Village location close to schools
- No upward chain



## Location

The charming village of Hardingstone is fortunate in being by-passed by the Northampton ringroad and the B526 Newport Pagnell Road. The village offers more than the usual amenities including a selection of shops, a primary school with an excellent reputation and being also within the Roade School catchment area, Church and a regular bus service to the town centre which is approximately one mile distant. Delapre Golf Complex with its driving range is within walking distance and Collingtree Park Golf Course is approximately one mile distant. There is easy access to the M1 Junction 15 along the A508 dual carriageway and this is approximately two and half miles distant. The Northampton High School for Girls together with its adjoining Junior section is on the outskirts of the Village. There is a new 45 minute rail service from Northampton Castle Station to London Euston.



## Ground Floor

The property is entered via a UPVC door to the hallway with doors to all principle rooms including the second bedroom and tiled bathroom with wash hand basin, WC and bath with shower over. The lounge has a bay fronted window with covered feature fireplace and the entrance hall leads to the adjoining refitted kitchen and dining room. The kitchen has a range of floor standing and wall mounted cabinets, working surfaces which incorporate a one and a half sink unit, plumbing for washing machine, electric oven with induction hob and extractor over, and space for fridge freezer. The dining room has stairs leading to the first floor accommodation with storage under stairs, and UPVC French doors to the garden.

## First Floor

The master bedroom offers three triple built-in wardrobes with Velux window.

## Outside

The front garden has been laid with stone gravel offering ample parking for 3-4 cars, leading to a generous single detached garage and side gate. The rear garden is mainly laid to lawn with paved patio seating area, enclosed by wooden fence panels.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

## Fixtures and Fittings

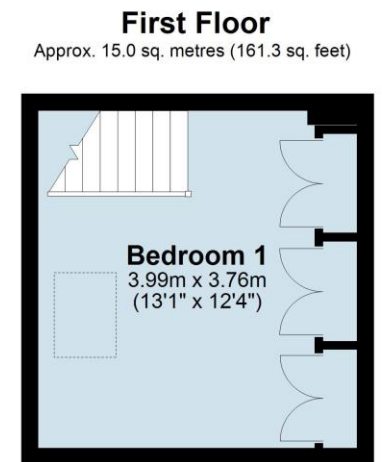
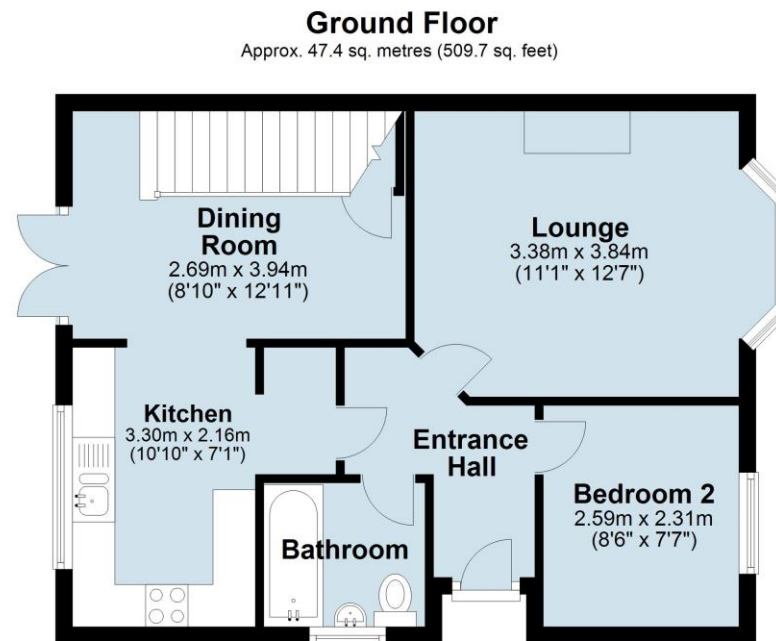
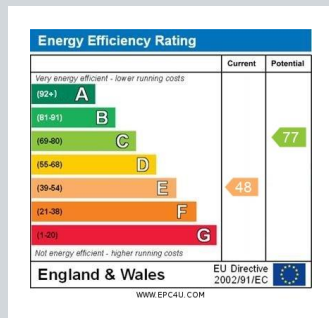
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council.  
Tel: 0300-1267000  
Council Tax Band- C



Total area: approx. 62.3 sq. metres (671.0 sq. feet)

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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