



74 Bouverie Road, Hardingstone, Northampton, NN4 7EQ

HOWKINS &
HARRISON

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Northampton, NN4 7EQ

Guide Price: £295,000

An established and extended semi detached dormer bungalow occupying a corner plot in the popular and sought after village of Hardingstone offered for sale with no upward chain.

Features

- Semi detached dormer bungalow
- Sitting room
- Kitchen/dining room
- Utility room & cloakroom
- Four double bedrooms
- En-suite to master
- Ample parking for several vehicles
- Courtyard style rear garden
- 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, primary school with an excellent reputation, 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 away. There is easy access to the M1 Junction 15 along the A508 dual carriageway and this is approximately two and half miles. The Northampton High School for Girls together with its adjoining Junior section is on the outskirts of the Village. There is a 45 minute rail service from Northampton Train Station to London Euston.



Ground Floor

The property is approached through a UPVC door into the hall which has doors off to all principal rooms, cloak cupboard, ground floor bathroom and utility room with plumbing for washing machine and adequate space for a freezer, tumble dryer etc. The sitting room has an open fireplace with display shelving either side, stairs rising to the first floor accommodation and two bay windows to the front aspect. The kitchen is fitted with modern high gloss cabinets, working surfaces incorporating a sink unit, range cooker and fridge/freezer. Just off the kitchen is an extension which serves as a dining area overlooking the rear garden with a storage area off.

First Floor

The first floor has a boiler cupboard housing the gas fired boiler and a cloakroom, the master bedroom enjoys an en-suite shower room, fitted wardrobe and UPVC French doors with a Juliette balcony to the front aspect and three further double bedrooms.

Outside

Outside, occupying a corner position the front and side gardens offer ample parking which is mainly paved and screened by hedging whilst the rear garden is mainly decked with established planting and outside bar area.

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

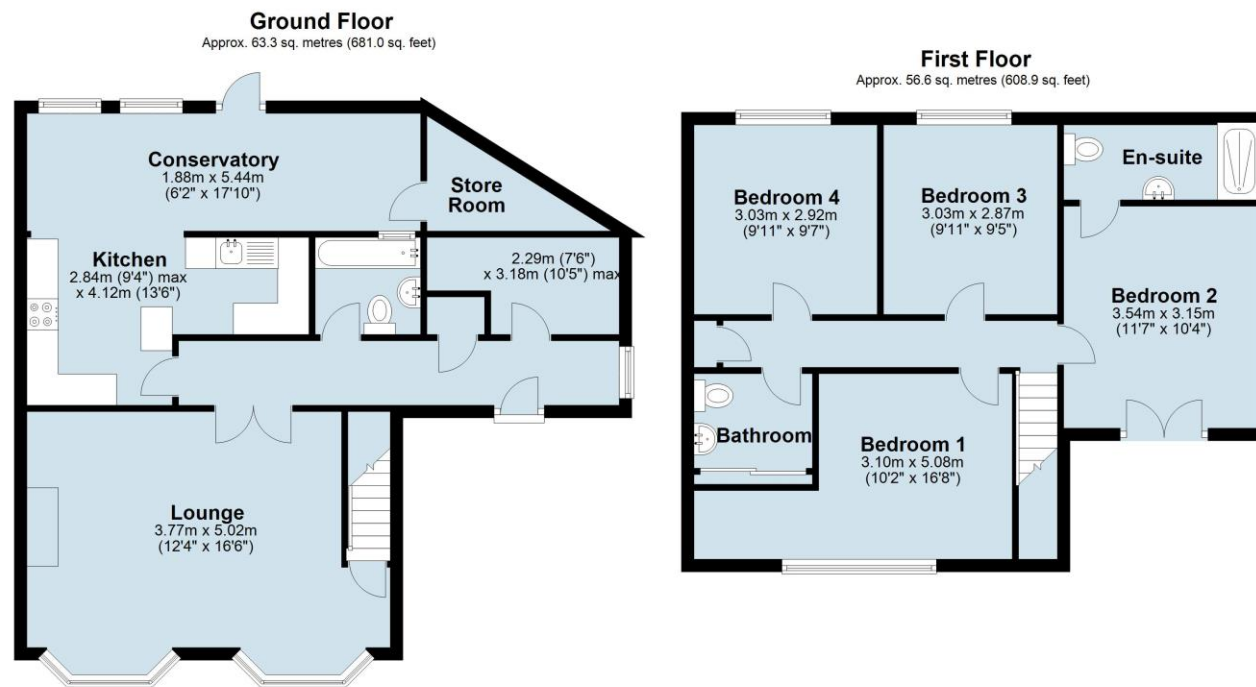
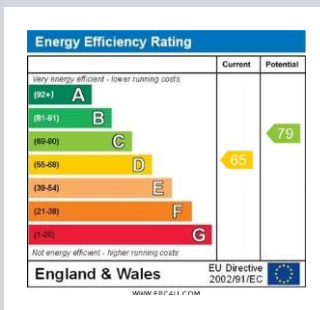
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council.

Tel: 0300-1267000

Council Tax Band- C



Total area: approx. 119.8 sq. metres (1289.9 sq. feet)

Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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