



### SERVICES

Main drainage, gas, water and electricity are connected. (These have not been tested).

### COUNCIL TAX

West Northamptonshire Council - Band D

### LOCAL AMENITIES

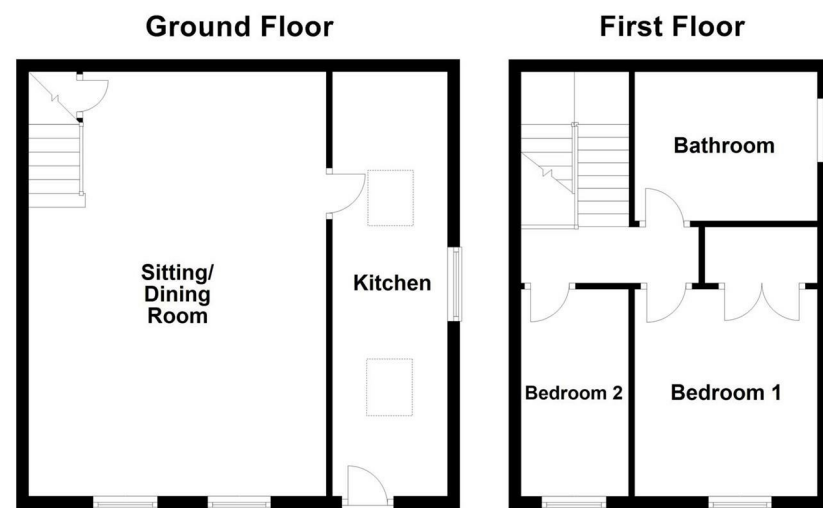
Within the village of Harpole there is a Village Store/Newsagents, The Parish Church of All Saints, two Public Houses and The Turnpike Hotel/Restaurant. The Harpole Primary School is located in Larkhall Lane and Secondary Schooling is at Bugbrooke Campion School with private schooling at Quinton House. Access to the M1 motorway junction 16 is approximately three miles away and the main line station to Northampton London Euston is situated in Northampton.

### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 Weedon Road to the roundabout junction with Upton Way and continue straight over signposted towards Daventry along the A45 Weedon Road dual carriageway. At the next roundabout junction at Kisingbury, continue straight on signposted towards junction 16 of the M1 and then take the right hand filter and turn right into the village of Harpole. On entering the village along Northampton Road take the second turning on the right into Carrs Way. Turn left into Manor Close and the private driveway is at the top of the road on the right.

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## Lavender Cottage Manor Close, Harpole, Northamptonshire, NN7 4BY

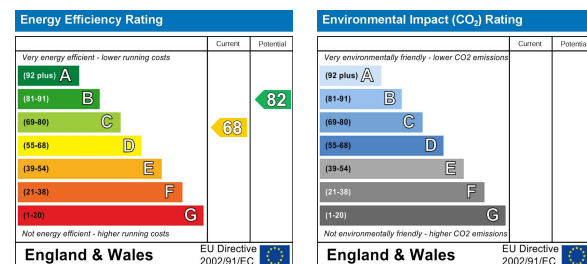


Not to scale. For illustrative purposes only

### Asking Price £295,000 Freehold

A very well presented two bedroom cottage situated in a quiet and secluded off road location within the popular village of Harpole. The accommodation is set over two floors and comprises; entrance, galley kitchen. sitting/dining room with wood burner, two bedrooms and a four piece bathroom suite. The property has replacement double glazing and gas to radiator heating. Outside, the landscaped gardens are to the front of the property with mature trees and shrubbery for extra privacy and incorporating the gravel driveway, providing off road parking for two cars.

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9 Westleigh Office Park, Northampton, NN3 6BW

T: 01604 230222 F: 01604 232627

www.richardgreener.co.uk

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Enter via a double glazed stable style composite front door to the kitchen.

#### KITCHEN

23'9 x 6'2

A galley kitchen fitted with a range of base and eye level units comprising enamel cupboards, single drainer sink unit with mixer tap and cupboard under, space for Range cooker with stainless steel canopy extractor fan over, plumbing for automatic washing machine and dishwasher, wall mounted gas boiler, twin skylight windows to for more natural light and a double glazed window to the side elevation. There is a feature brick wall, Camaro luxury vinyl, radiator and a glazed door to the sitting room.



#### KITCHEN FEATURE

#### SITTING/DINING ROOM

22'8 x 15'11

Twin double glazed windows to the front elevation both with radiators under, staircase rising to the first floor with cupboard under, wood burner and a third radiator.



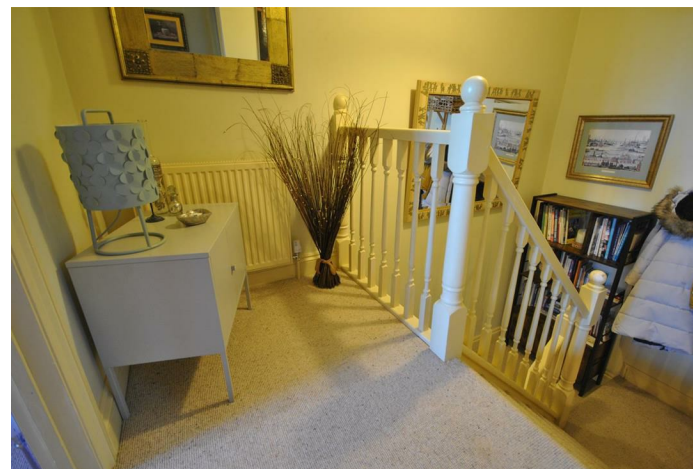
#### WOODBURNER



#### FIRST FLOOR

#### LANDING

Access to the boarded loft space with fitted loft ladder and doors leading to:-



#### BEDROOM ONE

11'1 x 9'9

A double glazed window to the front elevation with radiator under and a built in double wardrobe.



#### BEDROOM TWO

11'0 x 5'9

A double glazed window to the front elevation and radiator.



#### BATHROOM

The four piece white suite comprises panelled bath with mixer tap and shower attachment, shower cubicle, pedestal wash hand basin and low flush WC. Tiled splashback areas, gas radiator towel rail, Camaro luxury vinyl flooring and a frosted double glazed window to the side elevation.

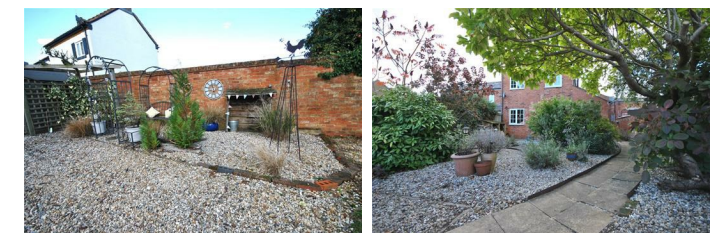


#### OUTSIDE

#### GARDENS

#### GARDEN

The landscaped gardens to the front of the property with a paved patio area leading to a gravelled garden with rockery and pond. Flower and shrub tree borders, garden shed and outside lighting.



#### OFF ROAD PARKING

The gravelled driveway provides off road parking for two to three cars.



For further information on viewing call 01604 230222