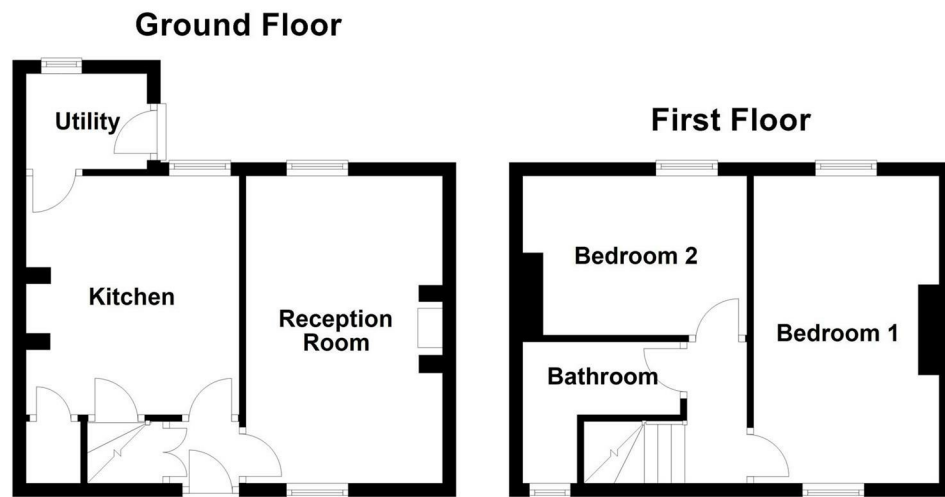


**HOW TO GET THERE**

From Northampton town centre proceed in a southerly direction along the A508 London Road passing Delapre Park. At the roundabout junction with the A45/Nene Valley Way take the second turning signposted into the village of Hardington along Hardington Lane which in turn leads into the High Street. The property is further down on the right hand side.

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**31 High Street, Hardington, NN4 6BZ**

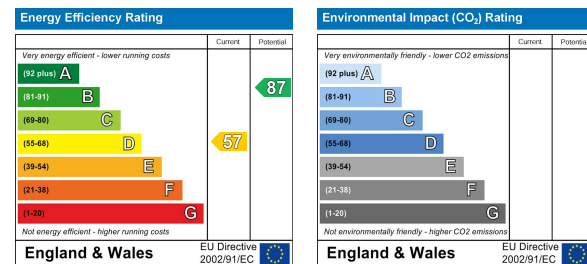


Not to scale. For illustrative purposes only

**Asking Price £265,000 Freehold**

A lovely cottage situated in the heart of the village. The accommodation comprises; entrance hall, dual aspect sitting room with window seat and feature fireplace with wood burner, kitchen/dining room and utility on the ground floor. On the first floor are bedroom one with a dual aspect, feature cast iron fireplace and vaulted beamed ceiling, bedroom two with feature cast iron fireplace and family bathroom. Outside is an enclosed 80' rear garden with a summer house and home office. The property also features recently replaced double glazing and gas to radiator heating.

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# 31 High Street, Hardingstone, NN4 6BZ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Enter via double glazed front door to entrance hall. Door to under stair storage cupboard. Doors to sitting room and kitchen/dining room.

#### SITTING ROOM

15'0 x 9'7

Dual aspect sitting room with double glazed window to front aspect with window seat and double glazed window to rear aspect. Feature fireplace with wood burner. Oak hardwood floor. Radiator.



#### FIREPLACE



#### KITCHEN/DINING ROOM

11'3 x 10'5

A range of base and eye level units comprising; butler sink

with cupboard under. Plumbing for dishwasher. Lipped work surfaces and tiled splash back areas. Feature fireplace. Door to pantry. Tiled floor. Electric cooker point. Latch door to staircase and latch door to utility room.



#### UTILITY ROOM

5'11 x 4'8

Plumbing for washing machine. Wall mounted gas boiler. Double glazed window to rear aspect. Tiled floor. Double glazed door to rear garden.

### FIRST FLOOR

#### LANDING

Access to loft space. Doors to:-

#### BEDROOM ONE

15'2 x 9'1

Dual aspect room with double glazed windows to front and rear aspect. Cast iron feature fireplace. Beamed vaulted ceiling. Radiator.



#### BEDROOM TWO

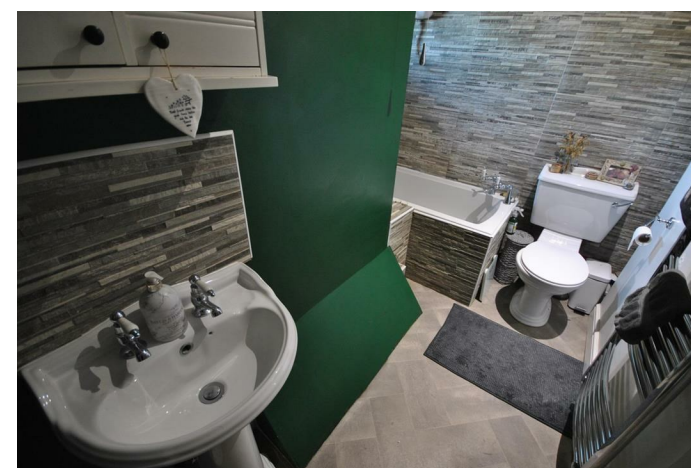
10'11 x 7'9

Double glazed window to rear aspect with radiator under. Cast iron fireplace.



#### BATHROOM

Three piece white suite comprising; 'P' shaped bath with mixer tap and fitted shower over. Pedestal wash hand basin and low flush wc. Heated towel rail. Frosted double glazed window to front aspect.



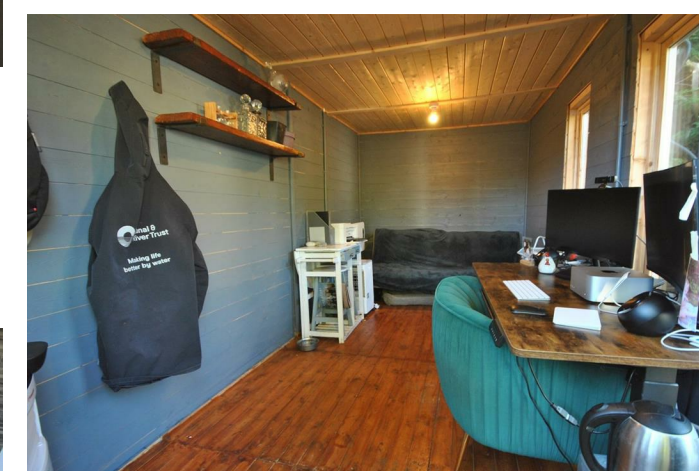
### OUTSIDE

#### REAR GARDEN

Paved patio area with steps up to main garden which is approximately 80' in length and mainly laid to lawn with a summer house and home office to the rear boundary. Enclosed by fencing with gated right of way side access.



#### HOME OFFICE



### SERVICES

Mains drainage, water, gas and electric are connected. (These have not been tested)

### COUNCIL TAX

West Northamptonshire Council - Band C

### LOCAL AMENITIES

Within the village there is The Parish Church, a selection of shops including a Mini Supermarket, Newsagents, Hairdressers, Post Office, Dobbies Garden Centre and there are two public houses. Local educational facilities include Hardingstone Primary School with Secondary Schooling at Roade School. The Northampton High School for Girls is also situated within the village. There is motorway access to junction 15 via the A508 London Road. References to schools should not be taken to mean that the schools mentioned have places available. There is also a country park and bike park nearby.

For further information on viewing call 01604 230222