

for sale

£300,000



Blacksmiths Way Hartwell Northampton NN7 2HY

Ideally located in the desirable South Northants village of Hartwell, is this well presented semi-detached property which benefits from a kitchen/breakfast room, open plan living/dining room, UPVC conservatory, three bedrooms and a family bathroom. Viewing is highly advised to fully appreciate.

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Entrance Hall

UPVC door to the front elevation with complementary UPVC opaque double glazed window to the side. Doors lead off to the living/dining room and kitchen/breakfast room. Wall mounted radiator and stairs rising to the first floor landing.

Kitchen/ Breakfast Room

18' 10" x 10' max (5.74m x 3.05m max)

L-Shaped Room - Fitted with a range of wall and base level units. One and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces and tiled to splash back areas. Freestanding cooker, plumbing for washing machine and space for upright fridge/freezer. UPVC door glazed windows to the front and side elevations, and UPVC double glazed door to the side elevation.

Living/ Dining Room

20' 9" x 12' 5" max (6.32m x 3.78m max)

Living Area

UPVC double glazed window to the rear elevation. Feature fire place with gas living flame fire fitted, wall lights, wall mounted radiator and open to the dining area.

Dining Area

UPVC double glazed patio doors open to the conservatory. Coving to ceiling and space for dining table and chairs.

Conservatory

12' x 12' (3.66m x 3.66m)

UPVC conservatory which is set on a dwarf brick wall, and looks out over the rear garden. French doors leads out to the paved patio area.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three bedrooms and the family bathroom. Airing cupboard and access to the loft space.

Master Bedroom

12' 1" into wardrobes x 10' 9" (3.68m into wardrobes x 3.28m)

UPVC double glazed window to the front elevation. Fitted wardrobes and wall mounted radiator.

Bedroom Two

10' 9" x 8' 10" (3.28m x 2.69m)

UPVC double glazed window to the rear elevation. Fitted wardrobe and wall mounted radiator.



Bedroom Three

12' 1" x 6' 5" (3.68m x 1.96m)

UPVC double glazed window to the front elevation and wall mounted radiator.

Family Bathroom

Three piece suite comprising panelled bath with shower over, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Wall mounted radiator and UPVC opaque double glazed window to the side elevation.

Outside

Garage

16' 4" x 7' 9" (4.98m x 2.36m)

Single integral garage with up and over door and power and lighting connected.

Front Garden

Mainly laid to lawn with driveway providing off road parking and leading to the single integral garage. Gated access to the side leads to the Southerly facing rear garden.

Rear Garden

Southerly facing rear garden with a paved patio area which is ideal for alfresco dining. Steps lead to the lawned area with a drained pond, and realised planters. Timber shed and retaining timber fencing. Gated access to the side of the house leads to the front of the house.

Council Tax Band

C.

Agent's Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WFL407681 - 0005

Tenure: Freehold

EPC Rating: D

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