

for sale

£375,000



## The Green Hardingstone Northampton NN4 7BU

A truly beautifully presented two bedroom cottage with the added bonus of having a self contained annex, which could be used for a small business or for additional accommodation. The property has been lovingly improved throughout and offers a stunning blend of traditional and modern feature.



# The Green Hardingstone Northampton NN4 7BU

## Living Room

15' 8" x 12' 4" max ( 4.78m x 3.76m max )

Entrance door and double glazed window to the front elevation. Feature fireplace with log burner, stairs rising to first floor landing, under stairs storage and wall mounted radiator. Exposed beams. Door to:

## Kitchen/ Diner

13' x 9' 9" ( 3.96m x 2.97m )

Re-fitted with a range of wall and base level units. Wooden work surfaces with built in sink. Plumbing for a dishwasher and space for fridge freezer. Integrated appliances comprising an electric oven, microwave and induction hob with cooker hood over. Tiling to the splash back areas and floor. Double glazed window to the rear elevation and double doors to conservatory.

## Conservatory

Brick and UPVC construction. Roof, power and light connected.

## First Floor Landing

Stairs rising from living room with doors leading off to two bedrooms and shower room. Access to the loft, storage cupboards.

## Bedroom One

12' 4" x 8' 9" ( 3.76m x 2.67m )

Double glazed window to the front elevation, fireplace, fitted wardrobes and wall mounted radiator.

## Bedroom Two

9' 9" x 9' 1" ( 2.97m x 2.77m )

Double glazed window to the front elevation and wall mounted radiator.

## Shower Room

Suite comprising double walk-in shower cubicle, low level flush w.c and wash hand basin with storage underneath, with tiling to splash back areas. Double glazed window to the rear elevation and wall mounted radiator.



## Outside

### Anex

13' 11" x 6' 11" ( 4.24m x 2.11m )

Entrance through hall, with window to front elevation and door to the side aspect. Open to study, with window and door to front elevation. Shower room, comprising shower cubicle, low level flush wc and wash hand basin unit. Further window to rear elevation.

### Rear Garden

Courtyard style seating area ideal for entertaining. Archway through to secret large private garden which is mainly laid to lawn with planted beds borders and trees. Separate covered seating area ideal for bar-b-queing and long summer evenings.







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Tenure: Freehold    EPC Rating: C

Council Tax Band: C

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