

for sale

£400,000



The Warren Hardingstone Northampton NN4 6EP

A rarely available four bedroom detached family home on the edge of Hardingstone village. With separate reception rooms, four bedrooms, cloakroom and en-suite. Additionally the property benefits from parking, garage and front and rear gardens.

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Entrance Porch

Door and double glazed window to the front elevation.

Entrance Hall

Door opening to entrance porch, wall mounted radiator and further doors leading off to cloakroom, dining room, kitchen and lounge. Stairs rising to first floor landing.

Cloakroom

Suite comprising low level flush w.c and wash hand basin with tiling to the splash back areas and floor. Wall mounted radiator and opaque double glazed window to the front elevation.

Lounge

15' max x 12' 11" max (4.57m max x 3.94m max)

Double glazed window and French doors to the rear elevation, fireplace and wall mounted radiator.

Kitchen

12' 11" x 9' 2" (3.94m x 2.79m)

Fitted with a range of wall and base level units. Stainless steel sink set beneath the work surface with a swan neck mixer tap over. Integrated electric oven, grill and electric hob with a cooker hood over. Plumbing for a dishwasher and washing machine. Space for fridge and freezer. Double glazed window to the rear elevation and door to the side.

Dining Room

10' x 9' 2" (3.05m x 2.79m)

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

First Floor Landing

Stairs rising from the entrance hall with doors leading off to the four bedrooms and family bathroom. Access to the loft, airing cupboard, wall mounted radiator and coving to the ceiling.

Bedroom One

10' 8" max x 8' 8" max (3.25m max x 2.64m max)

Double glazed window to the rear elevation. Built in wardrobes and wall mounted radiator. Connecting door to the en-suite shower room.

En-Suite Shower Room

Suite comprising a shower cubicle, low level flush w.c and wash hand basin with tiling to the splash back areas and floor. Extractor fan, chrome heated towel rail and opaque double glazed window to the rear elevation.

Bedroom Two

10' 2" max x 9' 10" max (3.10m max x 3.00m max)

Double glazed window to the rear elevation. Built in wardrobes and wall mounted radiator.



Bedroom Three

10' 7" max x 8' 9" max (3.23m max x 2.67m max)

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

Bedroom Four

8' 7" x 6' 9" (2.62m x 2.06m)

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

Family Bathroom

Suite comprising bath with mixer taps and shower over, low level flush w.c and vanity wash hand basin with tiling walls. Chrome heated towel rail, shaving point and double glazed window to the front elevation.

Outside

Front Garden

Laid to lawn, and paved driveway, which providing off road parking.

Rear Garden

Fully enclosed by timber fencing garden. Mainly laid to lawn with some planted beds and borders.

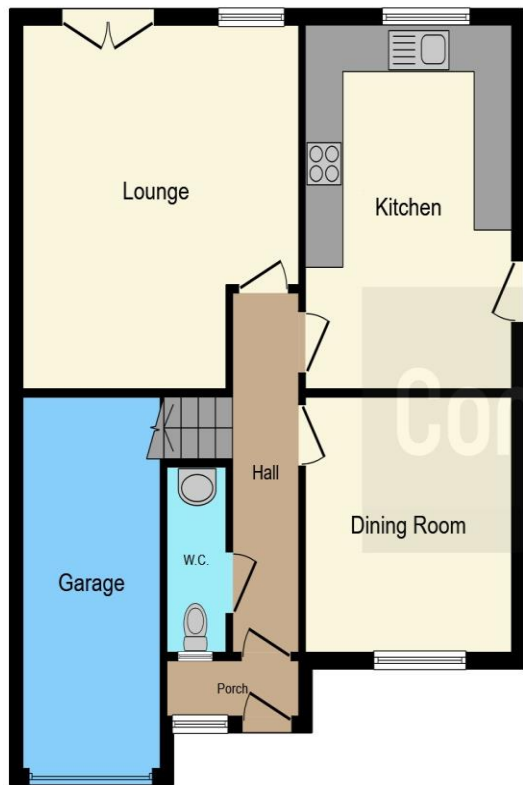
Garage

Single garage with up and over door.

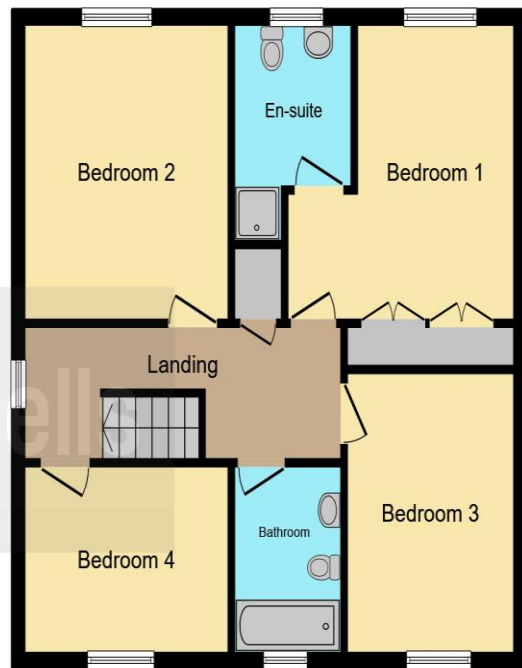
Council Tax Band

C.





Ground Floor



First Floor

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: WFL408255 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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