

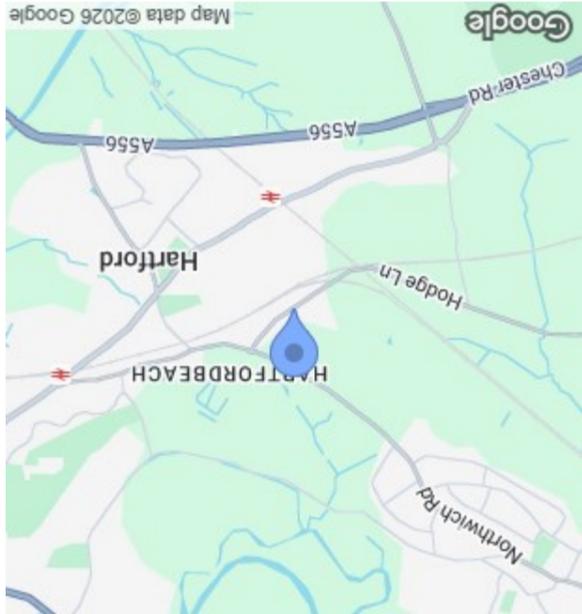
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

**46 Hodge Lane, Hartford**  
Approximate Gross Internal Area:  
1390 sq.ft / 129 sq.m



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Very energy efficient - lower running costs	
Current	Potential
73	77



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Offers Over  
£425,000

From the outset, there is a sense of solidity and warmth. Step through the front door and the original parquet flooring immediately draws the eye; rich in tone and beautifully maintained, it flows through the hallway and into the rear reception space. It is a detail rarely replicated and increasingly valued.

To the front, the bay-fronted lounge offers a calm and inviting setting. Plantation shutters filter the natural light, while the proportions allow for generous seating and relaxed evenings. To the rear, the family room is centered around a log-burning stove and transitions naturally into the dining area, creating one continuous living environment sociable, adaptable and perfectly suited to modern family life. Sliding doors extend this space onto the patio, blurring the boundary between inside and out.

The kitchen is both practical and considered. Shaker-style cabinetry, solid work surfaces and space for a substantial range cooker create a focal point, while under-cabinet lighting and glazed display units add warmth. A breakfast bar provides informal seating, and views towards the garden ensure the space feels light and connected.

Upstairs, three well-balanced bedrooms are arranged around a bright landing. The main bedroom enjoys the elegance of a bay window, creating a generous and restful retreat. The second double bedroom benefits from the open rear outlook; a rare feature in this setting, while the third bedroom offers flexibility as a nursery, home office or home gym. The family shower room has been stylishly updated with contemporary tiling and a spacious walk-in shower, delivering clean lines and everyday practicality.

Outside is where this home truly elevates itself.

The rear garden extends impressively away from the house; lawned, established, and wonderfully private, before giving way at the boundary to an open green aspect. That long view creates breathing space and natural light that is difficult to replicate in such a central Hartford position. The paved terrace provides the ideal setting for summer dining, morning coffee, or quiet evenings as the light fades over the fields beyond. A detached garage and driveway parking add further practicality, while the generous plot offers future potential, subject to the necessary consents.

For buyers seeking character underfoot warmth at heart and a horizon beyond the garden fence, 46 Hodge Lane presents a rare balance. a home grounded in tradition yet open in outlook.

