



**Connells**

Martins Lane  
Hardingstone Northampton



### Property Description

Situated in the highly sought-after village of Hardingstone, this immaculately presented three/four-bedroom semi-detached family home offers spacious and versatile living accommodation, ideal for modern family life.

The property benefits from a driveway providing off-road parking for several vehicles, along with a garage.

The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, cloakroom, a comfortable lounge, and an impressive open-plan kitchen/dining/family room featuring bi-fold doors that open out onto the rear garden - perfect for entertaining and indoor-outdoor living. There is also a versatile fourth bedroom or playroom on the ground floor.

To the first floor, there are three bedrooms and a family bathroom.

Located in a popular and desirable area, this beautifully maintained home presents an excellent opportunity for families seeking space, style, and convenience.

### Entrance Porch

Door to front elevation and further door to entrance hall. Double glazed window to the side elevation.

### Entrance Hall

Doors leading to lounge, cloakroom and kitchen/ diner/ family room. Radiator. Stairs rising to first floor landing.

### Cloakroom

White two piece suite comprising low level flush w.c and vanity wash hand basin. Radiator. Double glazed window to the side elevation.

### Lounge

Double glazed window to the front elevation. Radiator. Door to entrance hall.

### Kitchen/ Diner/ Family Room

Fitted kitchen with a range of wall and base level units. Work surfaces with inset sink and mixer tap over with tiling to splashback areas and floor. Aga cooker. Space for upright fridge freezer. Spotlights to the ceiling. Double glazed window to the side elevation and bi-fold door opening to rear garden.

### Playroom/Home Office/Bedroom 4

Double glazed window to the rear elevation. Two radiators. Double cupboard.

### Utility Room

Fitted with wall and base level units. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Door to side garden and further door leading to the garage.

## First Floor Landing

Stairs rising from the entrance hall. Doors leading to three bedrooms and family bathroom. Double glazed window to side elevation.

## Bedroom One

Double glazed window to the front elevation. Radiator.

## Bedroom Two

Double glazed window to the rear elevation. Radiator. Double wardrobe.

## Bedroom Three

Double glazed window to the rear elevation. Radiator. Wardrobes.

## Family Bathroom

Three piece white suite comprising freestanding bath with mixer taps and shower attachment, low level flush w.c and wash hand basin. Radiator. Frosted double glazed window to the rear elevation. Partly tiled to walls and floor.

## Outside

### Front Garden

Pathway leading to front door. Driveway offering off road parking for several cars.

### Rear Garden

Laid to lawn and paved patio area ideal for entertaining and relaxation. Flower bed borders. Retaining timber fencing. Shed.

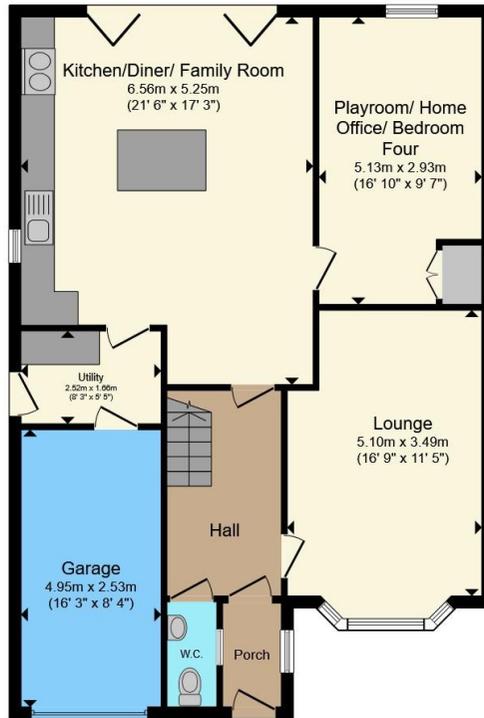
### Garage

Up and over door. Power and light connected. Courtesy door to utility room.

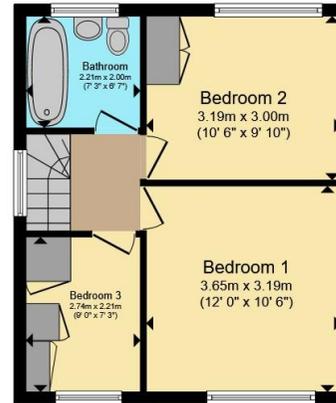








**Ground Floor**



**First Floor**

Total floor area 133.6 m<sup>2</sup> (1,438 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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