

COUNCIL TAX

West Northamptonshire Council - Band D

LOCAL AMENITIES

Within the village there is The Parish Church, a selection of shops including a Mini Supermarket, Newsagents, Hairdressers, Post Office, Dobbies Garden Centre and there are two public houses. Local educational facilities include Hardingstone Primary School with Secondary Schooling at Roade School. The Northampton High School for Girls is also situated within the village. There is motorway access to junction 15 via the A508 London Road. References to schools should not be taken to mean that the schools mentioned have places available. There is also a country park and bike park nearby.

HOW TO GET THERE

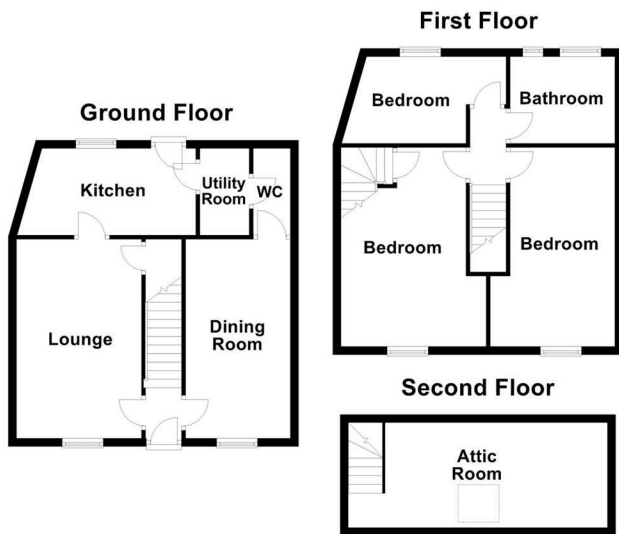
From Northampton town centre proceed in a southerly direction along the A508 London Road to the roundabout

junction with the A45 Nene Valley Way dual carriage way. Continue onto the roundabout and take the second exit left signposted to Hardingstone along Hardingstone Lane onto the High Street. Turn left in Coldstream Lane where the property can be found on the left hand side.

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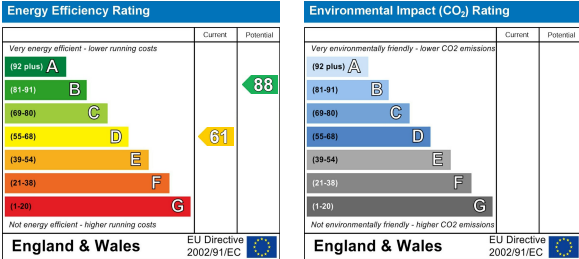
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5 Coldstream Lane, Hardingstone, Northampton, NN4 6DB



£320,000 Freehold

A charming three bedroomed mid terrace brick cottage with garage situated in a quiet no through lane in the popular Northants village of Hardingstone. The property retains many original character features of the properties origin and the accommodation comprises entrance hall, lounge with open fire, dining room, kitchen, utility room and cloakroom. To the first floor there are three bedrooms, family bathroom and an attic room with staircase from bedroom one. Outside is a well stocked walled rear garden which is mainly laid to patio and gravel and enjoys a sunny aspect and privacy.



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## ACCOMMODATION

### ENTRANCE HALL

Enter via an original hardwood front door with window above, stairs to the first floor, tiled flooring and doors leading to:-

### DINING ROOM

17'2 x 9'1

A wooden double glazed casement window to the front, original feature fireplace with tiled hearth and surround with wooden mantle, original storage cupboard, radiator and door leads to the cloakroom.



### LOUNGE

15'9 x 9'9

A wooden double glazed casement window to the front, radiator, under stairs storage cupboard, original open fire with tiled hearth, picture rails, original storage cupboard and door to:-



### KITCHEN

12'5 x 6'8

Fitted with original larder cupboard and bespoke base unit with wooden worktops, tiled splashbacks, butler sink and drainer with modern bib taps, space for cooker, wooden double glazed casement window to the rear, stable door to the rear garden, gas wall mounted boiler, tiled flooring and door to:-



### UTILITY ROOM

6'9 x 3'9

Plumbing for washing machine, space for fridge/freezer, window to the rear, tiled flooring and door to:-

### CLOAKROOM

7'3 x 3'2

Comprising WC, wash hand basin, radiator and window to the rear. Door to dining room.

### FIRST FLOOR

### LANDING

Doors leading to:-

### BEDROOM ONE

16'7 x 14'1

Wooden double glazed casement window to the front, original stripped floorboards, original fireplace, under stairs storage cupboard, two radiators and a door to the stairs leading to the attic room.



### ATTIC ROOM

22'5 x 8'1

Velux roof window, boarded and light.

### BEDROOM TWO

16'7 x 8'3

Original stripped floorboards, wooden double glazed casement window to the front and radiator.



### BEDROOM THREE

12'3 x 6'8

Wooden double glazed casement window to the rear, stripped floorboards and radiator.



### BATHROOM

7'5 x 6'7

Suite comprising WC, wash hand basin, wood panel bath with shower, curtain and rail, chrome towel radiator, wooden double glazed window to the rear, tiled splashbacks and stripped floorboards.



### OUTSIDE

### GARDEN

Well stocked landscaped low maintenance rear garden mainly laid to gravel and patio, flower and shrub borders, enclosed by brick walling. The rear garden enjoys a sunny aspect and privacy.

### DETACHED SINGLE GARAGE

The property benefits from a detached single garage and driveway which is accessed a short walk from the property off Hardingstone High Street.

### SERVICES

Main drainage, gas, water and electricity are connected.

For further information on viewing call 01604 230222