

**18 Glassthorpe Lane
Harpole
NORTHAMPTON
NN7 4DU**

£290,000



- NO ONWARD CHAIN
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION

- THREE BEDROOM FAMILY HOME
- REFITTED BATHROOM
- KITCHEN/DINER
- DOUBLE GLAZING & GAS RADIATOR HEATING
- ENERGY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

Located in this sought after village and offered with no onward chain, this well presented family home features accommodation comprising an entrance hall, lounge, a modern fitted kitchen/diner a utility/store room, and a ground floor cloakroom. Upstairs, there are three bedrooms and a refitted bathroom. Outside, the property benefits from a driveway to the front and a good size rear garden. Additional features include double glazing and gas radiator heating.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor, door to lounge.

Lounge

12'6" x 13'2" (3.82 x 4.03)

Window to front aspect, glass panel door leading to kitchen/diner.

Kitchen/Diner

19'3" max x 7'3" (5.89 max x 2.23)

Refitted with a range of wall and base level units with work surface over, sink and drainer unit with mixer tap over, built in electric oven, fitted gas hob with extractor hood over, built in fridge/freezer, window to rear aspect. understairs cupboard, built in pantry, door to lobby.

Rear Lobby

Windows and door to rear garden, opening to utility room, door to cloakroom.

Utiltiy Room

6'0" x 5'8" (1.84 x 1.75)

Cloakroom

Low level W/C, window to rear.

First Floor

Landing

Built in storage cupboard, doors to all rooms.

Bedroom One

9'5" x 10'3" (2.88 x 3.13)

Window to rear.

Bedroom Two

12'7" x 8'4" (3.84 x 2.55)

Window to front.

Bedroom Three

9'1" x 8'5" (2.79 x 2.57)

Window to front.

Bathroom

Fitted with a three piece suite comprising low level W/C, vanity unit with inset sink, panel bath with fitted shower over, tiled splashbacks, tiled flooring, obscured window to side aspect.

Externally

Front Garden

Gravelled driveway providing off road parking for two cars, steps to front door.

Rear Garden

Laid to patio and lawn, enclosed by timber fencing, established plants, shrubs and trees.

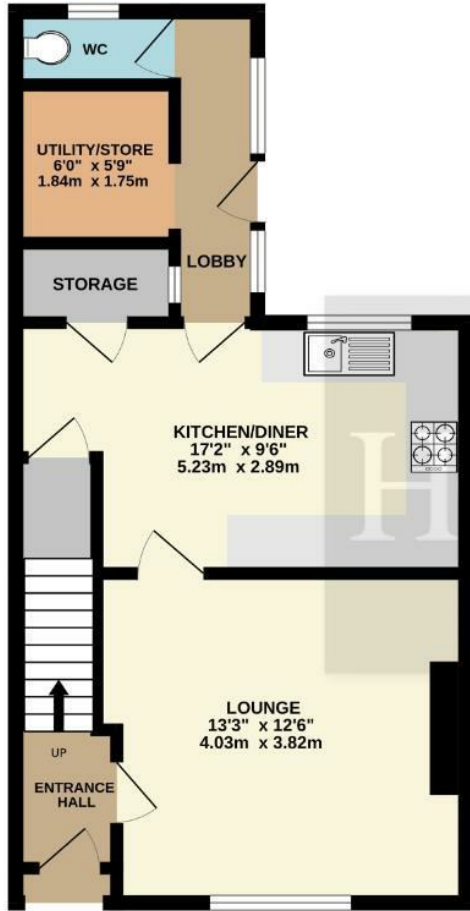
Agents Notes

Council Tax Band: B





GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.