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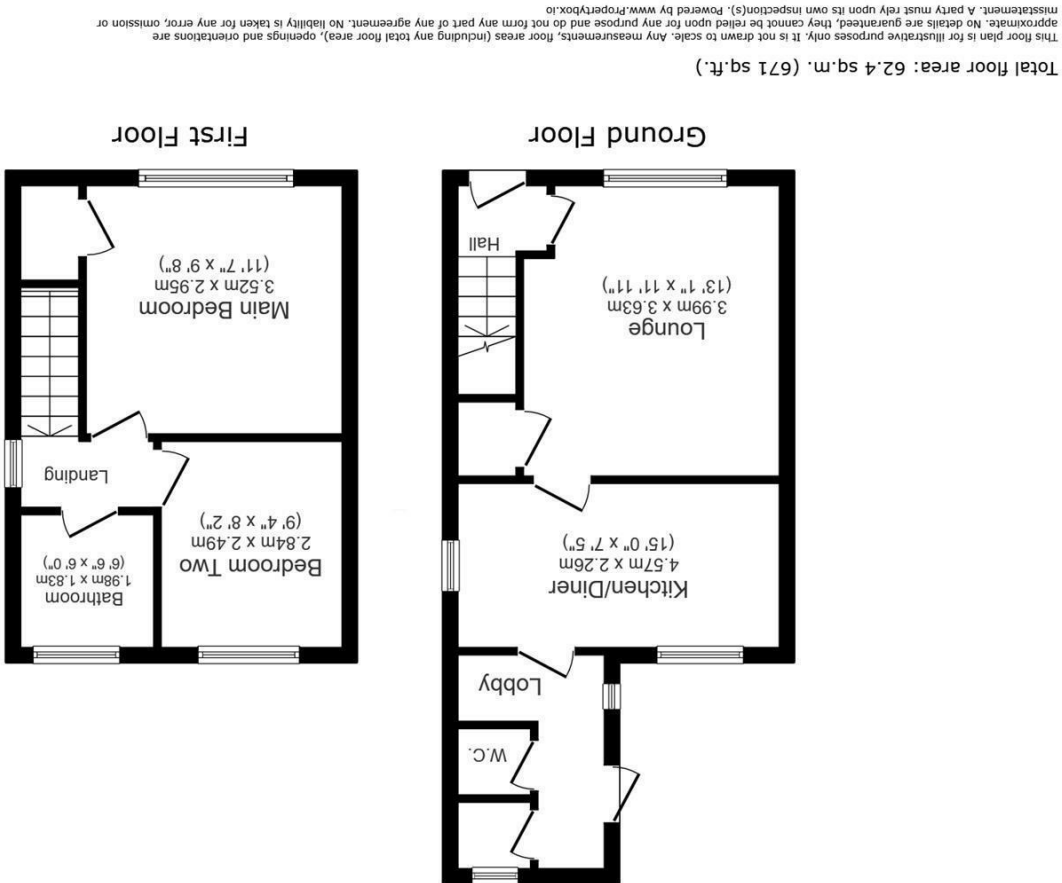
22 HIGH STREET
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3 Hartwell Road, Northampton, NN7 2JR

Price guide £269,500

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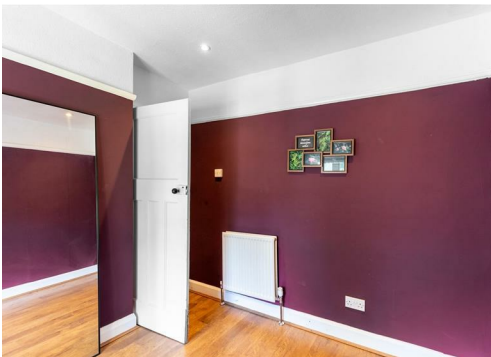
A rare opportunity to purchase this charming two-bedroom cottage, situated in the highly desirable and sought-after village of Ashton, Northamptonshire. Full of character and original features, this delightful home successfully combines traditional charm with modern conveniences, making it an ideal purchase for first-time buyers, those looking to downsize, or anyone seeking a peaceful village lifestyle.

The property benefits from double glazing, gas rad central heating, a contemporary refitted kitchen and bathroom, generous front and rear gardens, and attractive period features throughout. Externally, there is a useful brick-built storage shed, beautifully maintained gardens and a raised seeded seating area, ideal for entertaining or enjoying the tranquil surroundings.

The property is entered via an entrance hall, which leads into a spacious and welcoming lounge enjoying a wealth of character and original features. From here, access is provided to the impressive kitchen/dining room, fitted with a contemporary range of Shaker-style eye and base level units complemented by solid oak work surfaces, integrated stainless steel appliances, a Belfast sink and ceramic tiled flooring. There is ample space for a breakfast or dining table, with further access leading to the rear lobby and a convenient ground floor WC. To the first floor are two generous double bedrooms together with a beautifully refitted family bathroom, featuring a modern white suite with floor-to-ceiling tiling.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden is of a generous size, predominantly laid to lawn, with a useful brick-built outside storage shed with PVC door To the rear, the enclosed garden offers a raised decked seating area.

EPC RATING - D
COUNCIL TAX BAND - B



Kitchen/Diner
14'11" x 7'4" (4.57m x 2.26m)

Lounge
13'1" x 11'10" (3.99m x 3.63m)

Bathroom
6'5" x 6'0" (1.98m x 1.83m)

Main Bedroom
352m x 295m (107.29mm x 89.92mm)

Bedroom 2
9'3" x 8'2" (2.84m x 2.49m)