35 Tate Grove
Hardingstone
Northampton
NN4 6UY

£260,000

OSCAR JAMES

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# WHAT'S GREAT?

The perfect first-time purchase in the highly sought-after village of Hardingstone.

Situated within a cul-de-sac, this well presented two-bedroom home is ideal for first-time buyers, downsizers, or investors. The current owners have recently fitted a stylish new kitchen, giving the property a fresh feel throughout.

The entrance hall leads into the lounge with stairs rising to the first floor. To the rear, the modern kitchen/diner has been refitted in a timeless shaker style and offers great space for dining. French doors open directly onto the rear garden, creating an excellent space for indoor-outdoor living.

Upstairs, there are two generous double bedrooms, both well presented, along with a modern shower room. The master bedroom also benefits from built-in wardrobes, providing excellent storage.

Outside, the rear garden has been designed for low-maintenance living, featuring a lawn with gravelled borders, a patio seating area and gated side access.

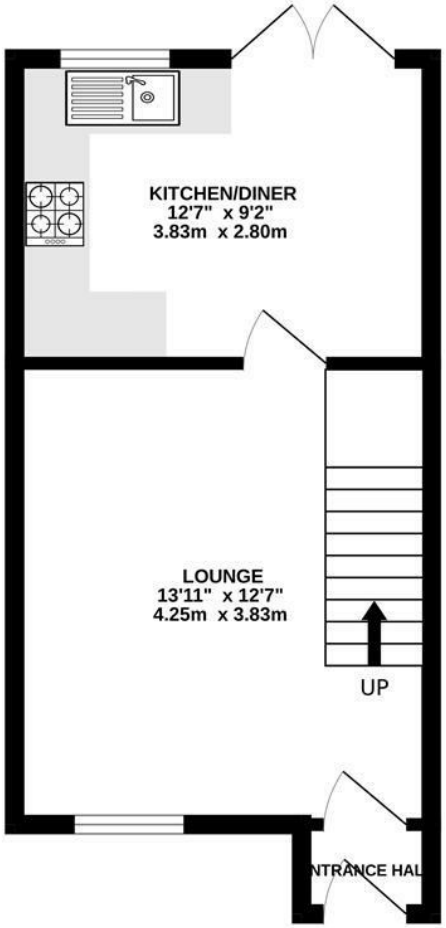
To the front is a driveway providing off road parking.

This is a fantastic opportunity to acquire a well-presented home in a desirable village location.

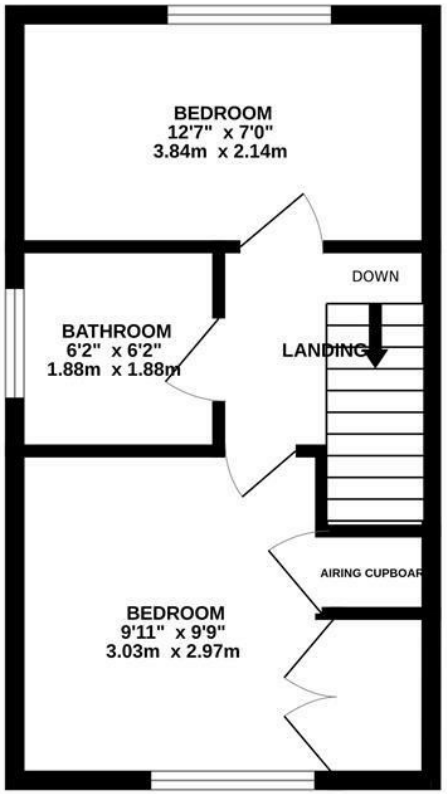
...expect excellence

# Floor Plan

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.




1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.




TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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# At a glance...

- Generous living
- Recently refitted shaker style kitchen
- Two double bedrooms
- Modern shower room
- Low maintenance rear garden
- Driveway

# SELLER'S SECRET

Living in Hardingstone and being part of such a friendly village community really has made my time living here so lovely. The recently refitted kitchen has completely transformed the space.

## Why we like it....

This is an ideal first time buy and is a fantastic opportunity to purchase a beautifully presented home in one of the area's most sought-after village locations.

## To buy or not to buy....


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