



The Warren, Hardingstone, Northampton £279,995



YOUR MOVE
Hobin Roberts



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Description

Refurbished with great detail by the current owners is this two bedroom semi-detached cottage in the ever-popular village of Hardingstone. The property benefits from front and rear gardens, a conservatory and a single garage accessed via Windrush Road. As you enter the property via the entrance hall, you are initially greeted by the living area benefiting from a feature fireplace and leading through to the dining area. The kitchen is fitted with a range of eye-level and base-level appliances and provides access to the conservatory and the cloakroom/w.c. Upstairs you will find two good sized bedrooms and a modern family bathroom benefiting from 'Jack and Jill' sinks. Outside there is a front garden laid to lawn and a good sized rear garden. The rear garden features a paved seating area, a stone wall to one side and fencing to the other and a lawn section leading to the garage. Hardingstone is a village approximately two miles south of Northampton Town Centre. It is very popular with families as it is a quiet suburb that neighbours Wootton. The A45 and Junction 15 of the M1 are within easy reach and local schooling can be found at Hardingstone Primary School, Wootton Park School, Caroline Chisholm School, Northampton School for Boys and Northampton High School. There's a plethora of retail outlets, restaurants, bars and cinemas in town

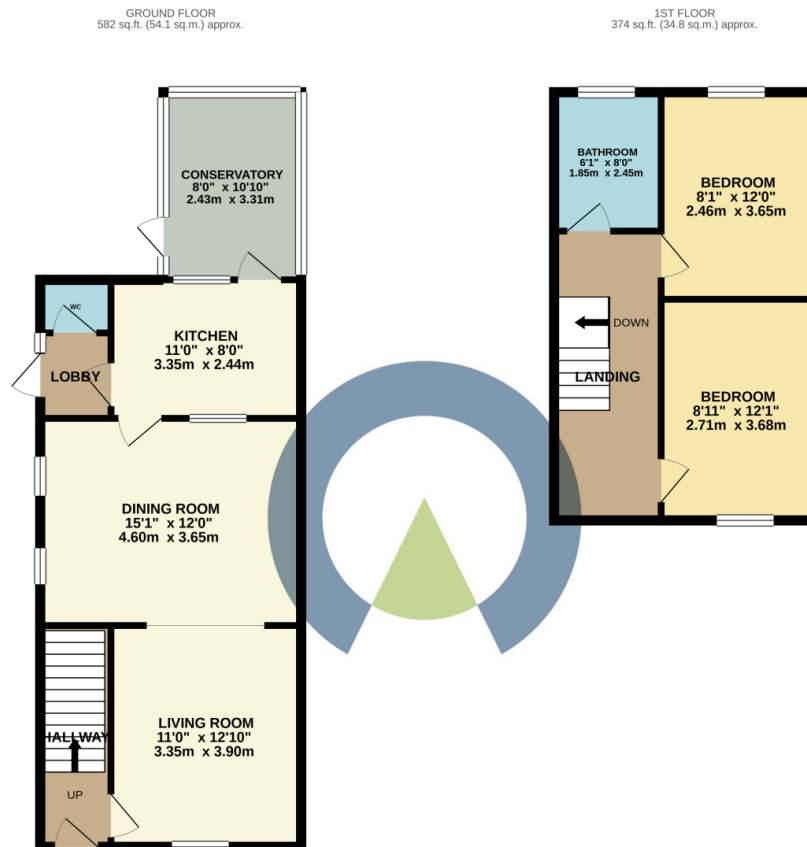
and in nearby Sixfields and Riverside Retail Parks. In the village there's a local shop, two pubs, a florist, a beautician and two hairdressers. The newly extended Northampton train station is located in the Town Centre and offers regular services to London Euston and Birmingham New Street.

Council Tax

EPC

EPC Rating F

For full EPC please contact the branch.



TOTAL FLOOR AREA: 956 sq.ft. (88.6 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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