

**3 Wantage Close  
Hackleton  
NORTHAMPTON  
NN7 2AG**

**£300,000**



- **NEWLY MODERNISED AND UPDATED**
- **REFITTED KITCHEN/DINER**
- **REFITTED SHOWER ROOM**
- **GARAGE AND DRIVEWAY**

- **OPEN PLAN LIVING SPACE**
- **NEWLY INSTALLED BATHROOM**
- **TWO GENEROUS BEDROOMS**
- **ENERGY PERFORMANCE RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Recently refurbished and remodelled to a very high standard by a well regarded local firm, this semi-detached home is like new inside and set in a cul-de-sac location, in the sought after village of Hackleton, to the south of Northampton and in the heart of the countryside. The accommodation now comprises a modern open plan layout with a lounge area, refitted modern kitchen diner with integrated appliances and a refitted bathroom off of a hallway on the ground floor. To the first floor, there are two generous double bedrooms and a newly fitted shower room with a walk-in double shower cubicle. Externally, there are gardens to the front and rear and a long drive to the side, provides off road parking in front of a garage with a new up and over door. Benefits include uPVC double glazing, a recently replaced gas to radiator heating system and the property has had new wiring, flooring, plastering and been completely redecorated throughout. Internal viewing is essential to fully appreciate the quality of the accommodation on offer and is offered with no upper chain and immediate vacant possession.

## **Ground Floor**

### **Entrance Hall**

Entered via a newly installed composite entrance door to the side with a glass panelled door to the lounge/diner and a panel door to the bathroom. radiator, fusebox.

### **Ground Floor Bathroom**

Newly installed suite comprising a panelled bath with a shower and screen over, vanity unit housing a wash basin and a concealed cistern W.C., tiling to splash back areas, tiled flooring, chrome heated towel rail, double glazed window to the side elevation.

### **Open Plan Living Area**

17'11 x 10'2 (5.46m x 3.10m)

A lounge to the front of the property has two double glazed windows to the front elevation, stairs to the first floor with an open storage area under, radiator, open to a dining area with French double glazed doors to the rear garden, radiator, open to the kitchen.

### **Kitchen/Diner**

17'9 x 7'8 widening to 14'6 (5.41m x 2.34m widening to 4.42m)

Fitted with a newly installed range of wall and base level units with a formed granite work surfaces over which extend in to the dining area to create a breakfast bar, inset sink unit with a swan neck mixer tap over, integrated appliances include an electric oven and hob with a stainless steel extractor hood over, built-in slimline dishwasher, integrated washing machine and a built-in fridge freezer, double glazed windows to the side and rear elevations.

## **First Floor**

### **Landing**

Panelled doors to the first floor rooms, loft access hatch.

### **Bedroom One**

14'5 x 9'3 (4.39m x 2.82m)

Two double glazed windows to the front elevation, radiator.

### **Bedroom Two**

9'10 x 9'5 (3.00m x 2.87m)

Double glazed window to rear elevation, radiator.

**Shower Room**

Newly installed suite comprising a walk-in double shower cubicle, wash basin and a concealed cistern W.C., tiling to splash back areas, tiled flooring, chrome heated towel rail, double glazed window to the rear elevation.

**Outside****Front Garden**

Laid mainly to lawn with enclosed flower beds to the borders, could be converted to further off road parking.

**Rear Garden**

Laid mainly to lawn with a paved patio area, hard standing for a garden shed, enclosed flower beds with maturing shrubs, enclosed by timber fencing.

**Off Road Parking**

A driveway to the side of the property provides parking for two to three cars leading to the garage.

**Garage**

A brick built garage with a newly replaced up and over door.

**Agents Notes:**

Local Authority: West Northants

Council Tax Band: B

Energy Performance Rating: TBC



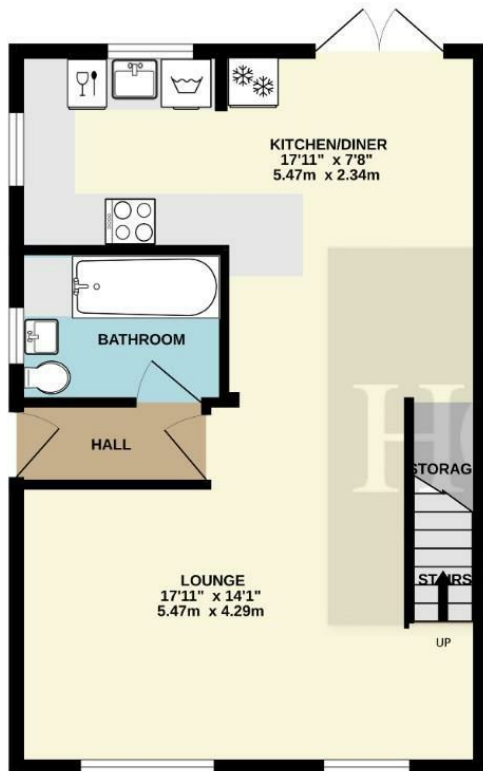








GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.