39 Tate Grove
Hardingstone
NORTHAMPTON
NN4 6UY

£265,000

- SEMI DETACHED
- CONSERVATORY
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- THREE BEDROOMS
- SUMMER HOUSE/HOME OFFICE
- GAS TO RADIATOR HEATING
- ENERGY EFFICIENCY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A well presented modern, three bedroom, semi detached property situated in the sought after area of Hardingstone Village. The accommodation comprises in brief: entrance hall, lounge, recently refitted kitchen/dining room, conservatory, three bedrooms and a bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, off road parking for three cars and rear garden with summer house/home office.

Ground Floor

Entrance Hall
Radiator, stairs leading to first floor landing, UPVC double glazed window to side, doors to:

Lounge
13'1" x 12'3" (4.00 x 3.75)
Radiator, UPVC double glazed French doors to front, internal French doors to kitchen/dining room.

Kitchen/Dining Room
15'7" x 10'10" (4.77 x 3.32)
Refitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in fridge, freezer and dishwasher, plumbing for washing, fitted electric hob with extractor fan above, electric oven with fitted microwave above, radiator, built in storage cupboard, UPVC double glazed door to side, UPVC double glazed window and French doors to rear.

Conservatory
8'9" x 6'11" (2.68 x 2.11)
UPVC constructed over brick built dwarf wall, UPVC double glazed windows and doors to rear garden, vinyl flooring, fitted electric heater.

First Floor

Landing
UPVC double glazed window to side, access to boarded loft, airing cupboard housing hot water cylinder, doors to:

Bedroom One
12'7" x 12'2" (3.86 x 3.71)
Radiator, built in wardrobes, built in air con unit, UPVC double glazed window to front.

Bedroom Two
9'4" x 8'10" (2.85 x 2.71)
Radiator, UPVC double glazed window to rear.

Bedroom Three
9'5" x 6'6" (2.89 x 2.00)
Built in storage cupboard, radiator, UPVC double glazed window to rear.

Bathroom
Suite comprising bath unit with shower mixer tap over, hand wash basin, low level WC, tiled splash areas, heated towel rail, UPVC double glazed window to front.

Externally

Front Garden
Mainly block paved with off road parking for three cars, flower and shrub borders.

Rear Garden
Paved patio area leading to lawn, flower and shrub borders.

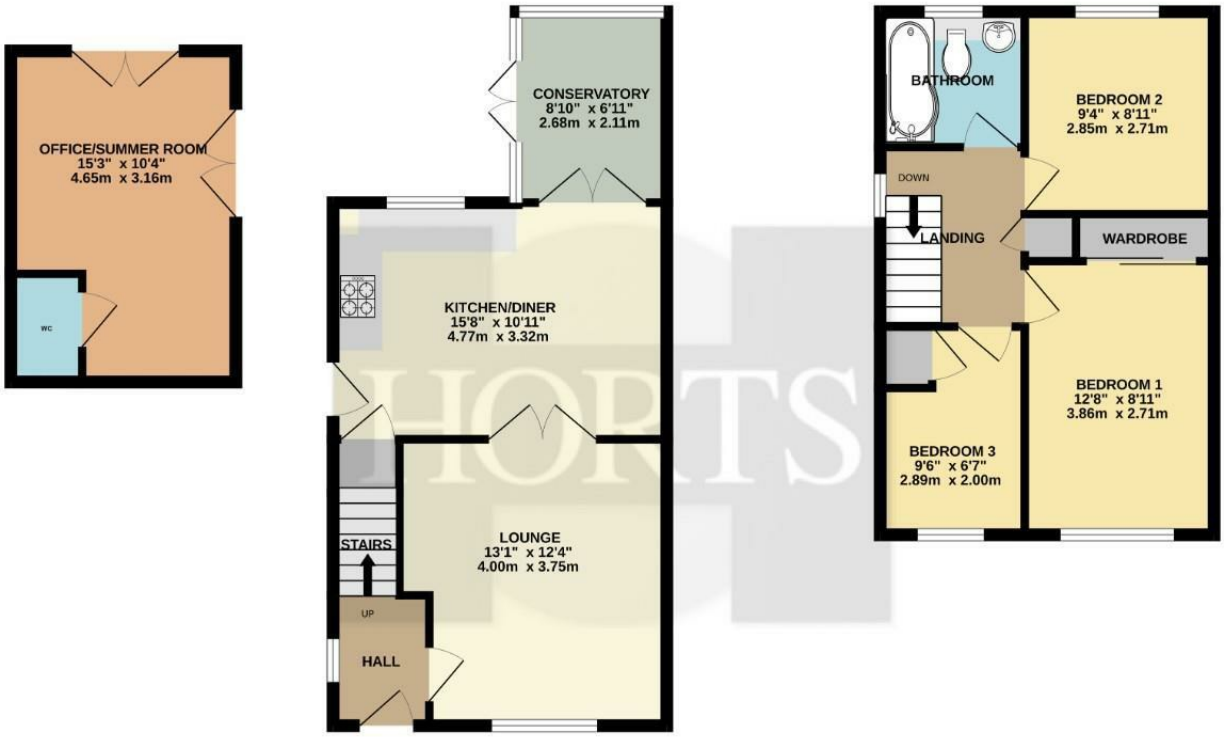
Summer House/Home Office
15'3" x 10'4" (4.66 x 3.16)
Timber constructed, built in air con, UPVC double glazed French doors to rear and side, power and light connected.

WC
Suite comprising low level WC, hand wash basin.

Agents Notes
Council Tax Band: C

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



45 TATE GROVE HARDINGSTONE NORTHAMPTON NN4 6UY

TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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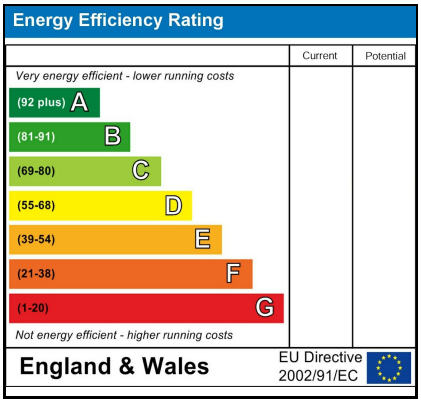

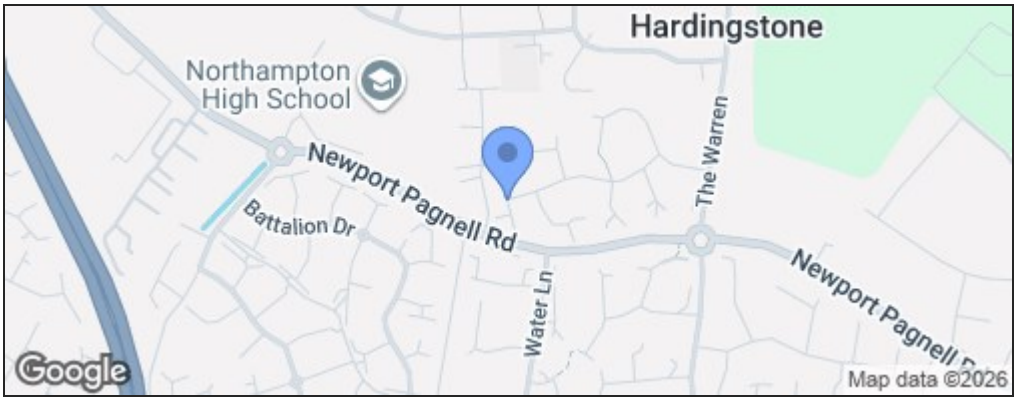

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