

**6 Duck Lane
Harpole
NORTHAMPTON
NN7 4BU**

£175,000



- NO ONWARD CHAIN
- TWO BEDROOMS
- DOUBLE GLAZING
- SOUGHT AFTER VILLAGE LOCATION

- STONE COTTAGE
- REFITTED SHOWER ROOM
- GAS RADIATOR HEATING
- ENERGY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with vacant possession, this stone built cottage is situated within a sought after village and would make an ideal first time purchase or investment opportunity.

The accommodation comprises an entrance hall, lounge, kitchen with rear access, two bedrooms and a refitted shower room. Outside, there is access to a useful store cupboard.

Further benefits include double glazing and gas radiator central heating.

Ground Floor

Entrance Hall

Enter via obscured double glazed door, door leading to lounge.

Lounge

11'10" x 13'6" (3.63 x 4.12)

Fireplace, windows to front aspect, understairs storage cupboard, door leading to inner hallway.

Inner Hallway

Stairs leading to first floor, door leading to kitchen.

Kitchen

9'6" x 9'2" max (2.91 x 2.81 max)

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit, space for electric cooker, space and plumbing for washing machine, tiled splashbacks, window to rear aspect, obscure double glazed door leading to rear garden and storage.

First Floor

Landing

Built in storage cupboard, loft access, doors to all rooms.

Bedroom One

11'11" x 13'6" (3.64 x 4.12)

Window to front aspect.

Bedroom Two

9'7" x 6'5" (2.94 x 1.96)

Window to rear aspect.

Shower Room

Refitted with a three piece suite comprising low level WC, wall mounted sink, shower area with fitted shower over, full height tiling to all walls, extractor fan, obscure window to rear aspect.

Externally

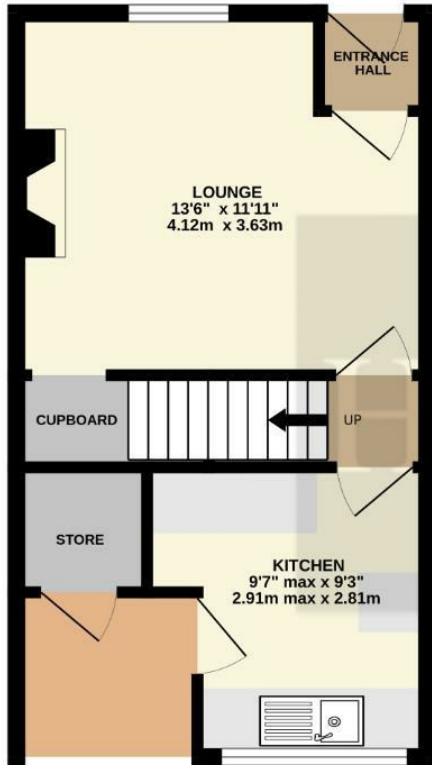
Sheltered area and store to the rear.

Agents Notes

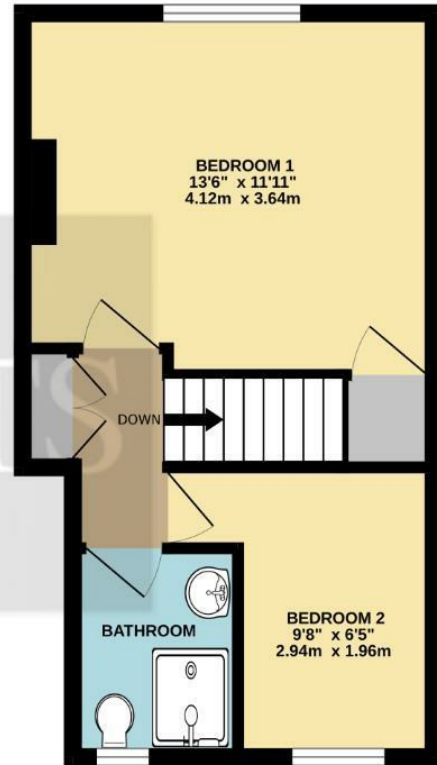
Council Tax Band: B



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.