

**26 Robins Close
Hartwell
NORTHAMPTON
NN7 2HZ**

£315,000



- SEMI DETACHED
- VILLAGE LOCATION
- GAS TO RADIATOR HEATING
- OFF ROAD PARKING

- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- SINGLE DETACHED GARAGE
- ENERGY EFFICIENCY RATING: C

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PERSONAL • PROFESSIONAL • PROACTIVE

A modern semi-detached house on Robins Close offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the ample parking space available for up to three vehicles, along with a detached garage, providing both security and additional storage options.

Being situated in a village location, residents can enjoy the tranquillity and community spirit that Hartwell has to offer, while still being within easy reach of local amenities and transport links. The absence of a chain means that this property is ready for you to move in without delay, making it an attractive option for those looking to settle in quickly.

In summary, this semi-detached house on Robins Close presents an excellent opportunity for anyone seeking a modern home in a peaceful village setting. With its spacious layout, convenient parking, and no chain, it is a property not to be missed.

Ground Floor

Entrance Hall

Radiator, stairs rising to first floor landing, tiled flooring, doors to:

Lounge

15'4" x 12'0" (4.68 x 3.67)

Radiator, laminate flooring, UPVC double glazed window to front.

Kitchen/Dining Room

15'3" x 10'7" (4.65 x 3.25)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in gas hob with extractor fan above, electric oven, understairs storage cupboard, radiator, UPVC double glazed window and patio doors to rear, door to side.

First Floor

First Floor Landing

Built in cupboard, loft access, UPVC double glazed window to side, doors to:

Bedroom One

15'4" x 8'5" (4.68 x 2.57)

Radiator, UPVC double glazed window to front.

Bedroom Two

10'10" x 8'9" (3.31 x 2.68)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'10" x 6'6" (3.01 x 1.99)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled flooring, UPVC double glazed window to rear.

Externally**Front Garden**

Mainly laid with gravel, concrete driveway for off road parking leading to garage.

Garage

Single detached garage, up and over door, side door to garden, power and light connected.

Rear Garden

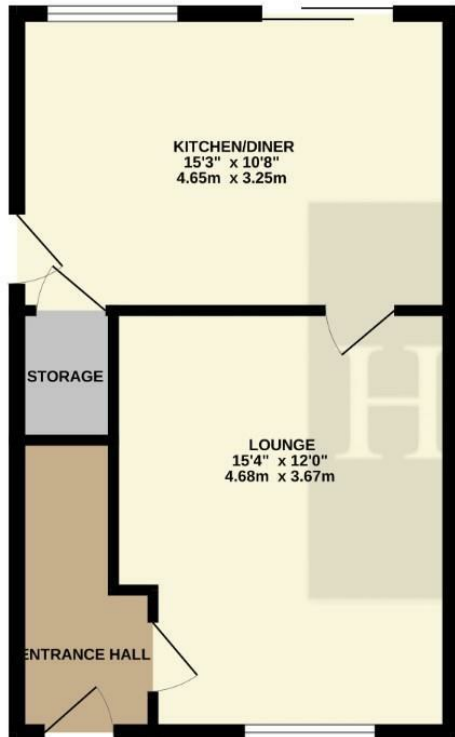
Paved patio area leading to lawn, gravel patio, side gated access.

Agents Notes

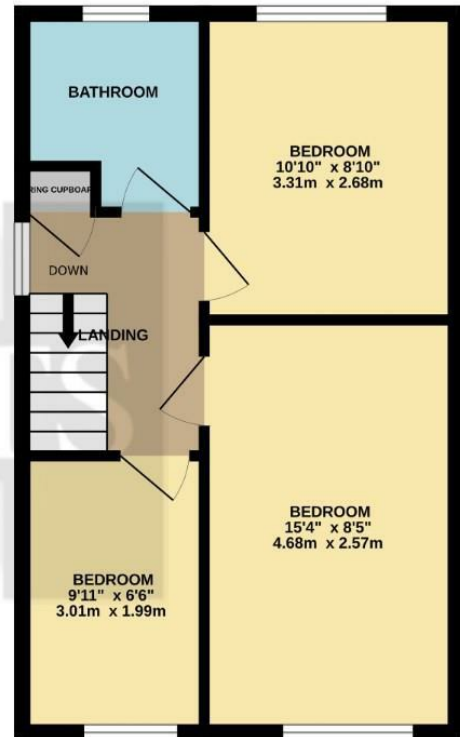
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



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		
(81-91) B		
(69-80) C		
(55-68) D	68	85
(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.