

**1 Hardays Lane  
West Haddon  
NORTHAMPTON  
NN6 7AW**

**£350,000**



- **TWO BEDROOM**
- **REFITTED KITCHEN**
- **PARKING AND GARAGE**
- **NO ONWARD CHAIN**

- **DETACHED BUNGALOW**
- **REFITTED BATHROOM**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This attractive two-bedroom bungalow set upon a substantial plot is now available in the sought-after village of West Haddon. Thoughtfully updated, it features a refitted kitchen, a modern fitted bathroom, upvc double glazing and gas radiator heating. The accommodation flows from an entrance porch into a bright lounge and a generous kitchen/breakfast room, along with two comfortable double bedrooms and a well-appointed refitted bathroom. This property is offered with **\*\*NO ONWARD CHAIN\*\***.

Outside, the property enjoys low-maintenance gardens to the front and side, together with off-road parking and a garage, creating a practical and appealing setting for village living.

West Haddon remains one of Northamptonshire's most desirable rural communities, surrounded by open countryside yet offering excellent access to the M1, M6, Rugby and Northampton. The village provides a strong sense of community and a range of amenities including a local grocery store, several public houses, All Saints' Church, West Haddon Primary School and catchment access to the highly regarded Guilsborough Secondary School.

### **Accommodation Comprises**

Entry via upvc entrance door into.

#### **Entrance Porch**

Windows to three elevations. Wood laminate floor covering. Partly glazed door to kitchen / breakfast room.

#### **Lounge**

15'10" x 14'3" max (4.84m x 4.35m max)

Bay window to front aspect. Further window to side. Parquet flooring. Two radiators. Coving to ceiling.

#### **Kitchen / Breakfast Room**

16'4" x 15'10" (5.00m x 4.84m )

Refitted with a range of base and eye level units with work surface space incorporating a one and a half bowl enamel sink unit with mixer tap over. Halogen hob with extractor over. Built in oven. Built in microwave. Central island with drawers under. Two radiators. Wood laminate floor covering. Inset spotlights. Coved ceiling. Door to garage and side access. Further door to:

#### **Inner Hall**

Access to loft where the combi boiler is installed. Radiator. Storage cupboard. Doors to:

#### **Bedroom One**

11'11" x 11'10" (3.65m x 3.63m)

Window to front aspect. Radiator. Built in wardrobe.

#### **Bedroom Two**

10'7" x 8'9" (3.25m x 2.68m)

Window to side aspect. Radiator. Built in wardrobe.

#### **Bathroom**

Newly fitted three piece bathroom suite to comprise; 'P' shape bath with mixer shower and shower screen over, vanity unit with inset wash hand basin and low level w.c. with concealed cistern. Chrome towel radiator. Extractor fan. Frosted window to side elevation. Aqua boarding. Wood laminate floor covering.

#### **Externally**

**Front Garden**

Area laid to lawn. Concrete and gravel driveway leading to further graveled drive with parking for three to four vehicles. Pathway to entrance. Further areas laid to lawn. Access to garage.

**Garage**

Up and over style door. Cupboard with space and plumbing for a washing machine with shelving above. Further storage cupboard. Service doors to front and rear of the bungalow. Cold water tap.

**Agents Note**

Council Tax Band: D

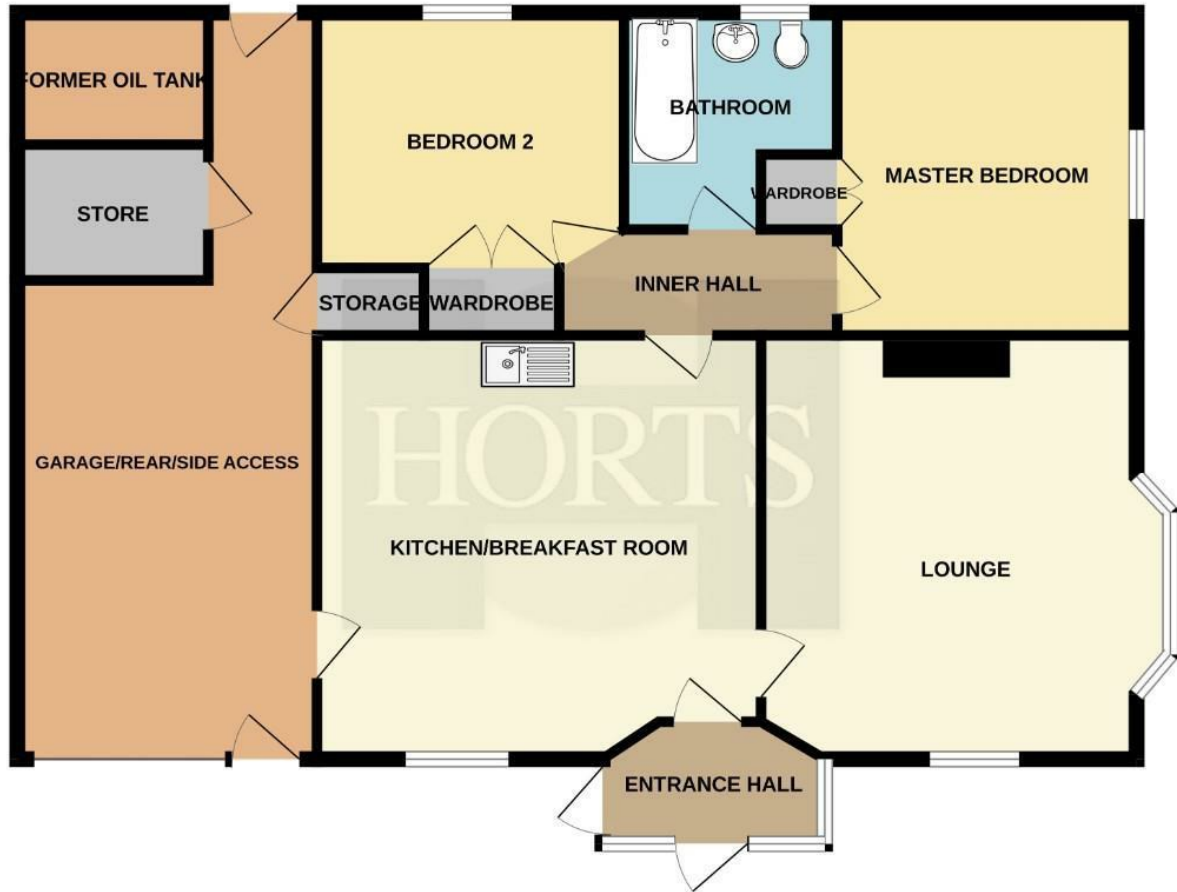
Energy Efficiency Rating: D







## GROUND 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.