



BACK LANE

Hardington, Northampton, NN4 6BY



DAVID COSBY
ESTATE AGENTS



Back Lane

Hardingstone, NN4 6BY

Total GIA Floor Area | Approx. ??? sqm (??? sqft)



3 Bedrooms



2 Receptions



1 Bathrooms

Features

- Desirable village location
- Conservation Area
- Ironstone construction
- Period property with character
- Good sized south facing rear garden
- Off-road parking
- 3 bedrooms
- Large open plan kitchen
- Recently fitted Bells shower room
- High specification throughout

Description

An extended period family home of local stone with tiled pitched and hipped roofs located in the heart of the Conservation Area in Hardingstone village. The original portion of the property is believed to date to the mid 1700's and retains much original character with exposed beams and an open fireplace. A sympathetic stone extension has been formed to the rear of the property providing spacious and bright living accommodation with views onto a delightful tiered south facing rear garden. The property also benefits from off-road parking, vaulted ceilings and is of a high specification throughout.



Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre.

The Property

Entrance Hall

The main entrance is located to the right-hand side elevation and is accessed from the block paviour off-road parking area. A solid timber panelled door with central decorative glazed pane and brass ironmongery opens to a good-sized entrance hall with natural lighting from a Velux roof light. Floors are finished with engineered timber boards and there is ample storage space in the form of bespoke hand-made fitted units with shelving, cloak rail, and a useful central seating area with storage below. Heating is provided by a traditional column radiator. A part-glazed timber door opens to the kitchen and dining room areas and a timber panelled door opens to the ground floor shower room. An opening to the front of the entrance hall leads to the sitting room which forms part of the original property.

Sitting Room

A good sized dual-aspect space with feature open fireplace fitted with decorative insert with classically styled timber surround and polished tiled hearth. Natural lighting is provided by a sash window with fitted timber shutters to the front elevation and a top hung casement window to the side elevation. The suspended timber floors are finished with cut pile carpet, and solid pine winder stairs lead to the first-floor bedroom and ensuite. Heating is provided by a traditional column radiator and there is a useful understairs storage cupboard housing the gas meter. Walls are tastefully decorated and include decorative William Morris style wallpaper.

Shower Room

The stylish shower room has a recently fitted Bell's three-piece suite comprising walk-in double-width shower with glazed screen and rainfall shower rose with separate hose, a large traditionally styled ceramic wash hand basin with central chrome mixer tap and single lever taps, and a ceramic WC with concealed cistern. Heating is provided by a traditional cast-iron column radiator with chrome towel rail. Walls are neutrally decorated and floor to ceiling over-sized marble effect ceramic tiles have been fitted around the shower. Floors are finished with antique-oak effect boards and natural lighting is provided by a sash window to the front elevation. A mirrored light with de-mister has been fitted above the wash hand basin and mechanical extract ventilation has been installed.

Kitchen

The large part-vaulted kitchen has exposed chamfered roof timbers and natural lighting from two Velux roof lights to the south facing elevation. Floors are finished with engineered timber boards which flow through from the entrance hall and there is a large central poppy oak island with chamfered quartz work surface which extends to provide a breakfast seating area. Perimeter base and wall units comprise shaker-style units with matching chamfered quartz work surfaces with an inset double sink with drainer and chrome mixer tap. Perimeter wall lights and down lighters to the units have been fitted and heating is provided by a vertical column radiator. Bi-fold panelled doors lead to the utility area and bedrooms two and three.



The Property

Sun Room / Dining Room

The sunroom is a perfect space for entertaining with an abundance of natural sunlight and fantastic views over the well-maintained tiered garden and patio area. Fitted timber shutters have been installed to the left-hand side elevation and the glazed hipped roof has French Pinoleum Blinds. Heating is provided by two column radiators and floors are finished with engineered timber boards which flow through from the kitchen. Decorative steel tie bars have been provided to the hipped roof and French doors open to the timber decked patio area.

Utility

The utility is located to the left-hand side of the property and has natural lighting via a double-glazed Velux roof light. Floors are finished with timber laminate boards and walls are neutrally decorated. Contemporary flush base units and tall boy storage units have been fitted with roll top work surfaces and a large ceramic sink and drainer with chrome mixer tap. There is space for a washing machine, tumble drier and fridge freezer.

Bedroom Two

Bedroom two is located to the rear right hand side of the property and has a two unit double glazed sash window looking out onto the south facing garden. Floors are finished with matching engineered timber boards and walls are neutrally decorated. Artificial lighting is provided by recessed ceiling lights and heating is provided by a traditional style column radiator.

Bedroom Three / Study

Located to the right-hand side elevation and with matching engineered timber boards which flow through from the kitchen the bedroom / study has natural lighting via a double-glazed timber sash window fitted with hinged timber shutters. Artificial lighting is provided by recessed spotlights and walls are neutrally decorated.

First Floor Master Bedroom

The first-floor accommodation to the original portion of the property comprises a beautifully decorated dual-aspect double bedroom with galleried landing and good natural sunlight from a combination of dormer windows to the front and casement windows to the rear. The part-vaulted ceiling has exposed timber purlins and floors comprise exposed whitewashed pine boards. Walls are tastefully decorated and feature decorative lining paper to the chimney breasts. Built-in wardrobes have been provided either side of the chimney breast and bi-fold doors open to the ensuite.

Master Bedroom Ensuite

The ensuite has exposed whitewashed timber floorboards extending through from the master bedroom and exposed timber purlins to the part-vaulted roof. A traditional ceramic wall mounted wash hand basin with chrome pillar taps and ceramic tile splashback has been installed, and there is a WC with low level cistern. Mechanical extract ventilation has been installed.





Grounds

Front Aspect

The original portion of the property directly fronts Back Lane with a drop kerb leading to a driveway providing off-road parking. There is gated access to the side elevation which leads to the rear aspect.

Rear Aspect

A beautiful, tiered garden space with south facing sunlight offering the perfect space for outdoor entertaining and alfresco dining.

There is a large patio area adjacent to the rear sunroom with a mixture of traditional facing brick and ironstone boundary walls together with rendered retaining walls with recessed planters and a delightful water feature. Painted winder steps lead up to the raised lawn area which has well-tended perimeter shrubs and plants together with a tiled hard standing area for seating. Perimeter boundaries comprise timber close-board fencing and there is a useful timber garden shed located to the far rear of the garden.



Location

Hardingstone is an attractive village bordering the tranquil Delapré Abbey and is approximately 1 mile from Northampton town centre. The village has its fair share of historic buildings and is positioned on the southern edge of the town, looking from its hilltop position across the Nene valley.

Hardingstone has two traditional public houses, The Crown and The Sun together with a good range of amenities and facilities including a post office, Waitrose, newsagents, and several hairdressers. A popular Garden Centre is also close by, and schooling is well served by Hardingstone Primary School and Northampton High School for Girls.

Hardingstone is popular with commuters having easy access to Junction 15 of the M1, and both Northampton and Milton Keynes Railway Stations provide regular intercity services to Birmingham New Street, and London Euston.

On the edge of the village can be found one of only three remaining Eleanor crosses in the country. The historic cross commemorates the resting at nearby Delapré Abbey of the body of Queen Eleanor of Castile while King Edward I stayed at nearby Northampton Castle.

Hardingstone is an excellent choice for anyone looking to settle in a Northampton and offers a great balance of convenience, period charm, and good amenities.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band B **EPC:** Rating TBC

Important Notice

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Back Lane, Hardingstone, NN4 6BY

Approximate GIA (Gross Internal Floor Area) Excluding Garage = 104 sqm (1120 sqft)

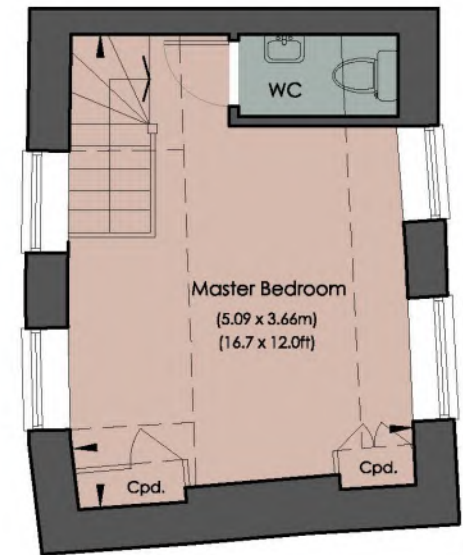


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR - GIA = 86 sqm (926 sqft)



GROUND FLOOR - GIA = 18 sqm (194 sqft)



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