

**NEW INSTRUCTION**



**HARDINGSTONE LANE**  
Hardingstone, Northampton, NN4 6DE



**DAVID COSBY**  
ESTATE AGENTS



# Hardingstone Lane

Hardingstone, Northampton, NN4 6DE

Total GIA Floor Area Exc. Garage | Approx. 268 sqm (2885 sqft)



4 Bedrooms



3 Reception



3 Bathrooms

## Features

- Desirable Village Location
- No Onward Chain
- Spacious Detached Family Home
- Entertainment Room
- Rear Garden Extending over 130 feet
- Juliet Balcony with Views
- Gated Off-Road Parking

## Description

Set back from Hardingstone Lane, this impressive, detached home offers spacious and versatile accommodation, including four double bedrooms, substantial living areas, and a standout entertainment/games room with vaulted ceilings and direct garden access. The rear garden extends over 130 feet, featuring a large patio, well-maintained lawns, and a secluded seating area. The master suite benefits from a Juliet balcony with stunning far-reaching views over Cherry Tree Orchard fields. Located in the sought-after village of Hardingstone, the property enjoys a peaceful setting with excellent local amenities and countryside walks nearby.



This spacious four-bedroom detached home sits on a generous plot in the sought-after village of Hardingstone, offering versatile living spaces, a large rear garden with far-reaching countryside views, and excellent access to local amenities and transport links.

# The Property

## Entrance Hall

The entrance hall is located to side elevation and is accessed via a part-glazed panelled door. A straight flight of carpeted stairs, featuring white chamfered balustrades and a stained timber handrail, leads to the first-floor accommodation. Floors are finished with timber-effect laminate boards, and walls have a mixture of decorative lining paper and emulsion with perimeter covings. From the hallway, white panelled doors open to the ground floor cloakroom, the front sitting room, and the spacious open-plan kitchen and dining areas. A useful understairs storage cupboard provides additional space.

## Sitting Room

This generously sized sitting room benefits from two three-unit windows, allowing an abundance of natural south-facing sunlight to flood the space. The walls are finished with decorative lining paper and detailed with egg-and-dart perimeter covings. The flooring is finished with a cut-pile carpet and a feature open-flame gas fire, set within a classically styled surround with a polished tiled hearth, serves as a focal point.

## Cloakroom

Fitted with a wall-mounted ceramic wash hand basin with chrome pillar tap and mosaic splashback tiling, with a close-coupled WC. Walls are neutrally decorated with recessed spotlights, and floors have a sheet vinyl finish. A white panel door opens to the boiler cupboard.

## Kitchen

This spacious and versatile family area forms the heart of the home, perfect for entertaining, hosting gatherings, or simply unwinding with family after a busy day. The kitchen is well-appointed with a range of contemporary off-white base and wall units, finished with stylish timber work surfaces. A stainless-steel sink and a half with a drainer and chrome mixer tap is positioned beneath a two-unit window, offering pleasant views over the rear garden. There is space for a large seven-burner gas-fired range, complemented by a Smeg chrome extractor hood and overhead lighting. Walls are finished with emulsion and have metro tiling above the base units. A well-proportioned breakfast bar creates a convenient seating area for casual dining and space has been allocated for a tall fridge freezer. Floors are finished with marble-effect ceramic tiles and natural light is via a two-unit front aspect window and an additional Velux window to the left-hand side.



## The Property

### **Dining Room**

Positioned at the rear of the property, the dining area offers a bright and inviting space with direct access to the rear garden via double-glazed sliding doors, seamlessly connecting indoor and outdoor living. The walls are finished with a combination of decorative lining paper and emulsion, complemented by perimeter covings. A white panelled door leads to the entertainment/games room, enhancing the flow between living areas and offering an adaptable layout for relaxed family gatherings.

### **Utility Room**

Accessed directly from the kitchen, the utility room is a functional space, designed to accommodate laundry and additional storage needs. Fitted with perimeter base and wall units finished with roll-top work surfaces, the room also includes a stainless-steel sink with a drainer and chrome pillar taps. There is dedicated space and plumbing for a washing machine, and walls have metro tiling above the base units. A large, double-glazed Velux roof light allows natural lighting, while mechanical extract ventilation ensures good airflow.

### **Entertainment Room**

This impressive triple-aspect space has vaulted ceiling and is designed for versatility, making it ideal as a cinema, games, or entertainment room. Large, double-glazed sliding doors provide direct access to the side patio, rear garden, and front block-paved area, seamlessly integrating indoor and outdoor spaces. A wall-mounted projector screen is installed, enhancing the room's suitability for home cinema use. Exposed timber ceiling ties add character, while an abundance of natural light enters through the perimeter windows, patio doors, and Velux roof lights. The flooring is finished with a loop-pile carpet with perimeter oak skirtings.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



# The Property

## First Floor Landing

The gallery-style first-floor landing is a bright and spacious area, featuring a contemporary spiral staircase, which leads to the second-floor accommodation and paneled doors opening to the bedrooms and bathroom.

## Bedroom Two

This spacious double bedroom enjoys far-reaching views over Cherry Tree Orchard fields. The walls are neutrally decorated, complemented by perimeter plaster covings, and the flooring is finished with cut-pile carpet.

## En Suite

Fitted with a three-piece suite including shower cubicle, wash hand basin, and close-coupled WC. The walls are finished with full-height white ceramic tiling, enhanced by tasteful contrasting banding. The flooring is finished with geometric-pattern sheet vinyl, and a white panel door opens to a dressing area, offering a functional and private space for clothes storage.

## Bedroom Three

A well-proportioned double bedroom benefiting from excellent natural light, thanks to dual two-unit casement windows to the front aspect. The room includes built-in storage cupboard, complete with a clothes rail and high-level shelving.

## Bedroom Four

A double bedroom benefiting from a dual-aspect layout, with windows to both the front and side elevations, allowing for excellent natural light. A built-in cupboard provides convenient storage, featuring a clothes rail and upper shelving.

## Family Bathroom

Located on the left-hand side elevation, this bright and well-appointed bathroom features a modern three-piece suite comprising a P-shaped bath with curved tempered glass screen, chrome pillar tap with shower hose, wall-mounted ceramic wash hand basin with chrome pillar taps, and close-coupled WC. Walls are predominantly finished with emulsion, with full-height tiling around the bath and shower. Natural lighting is via a two-unit frosted casement window to the side elevation, and floors have a white vinyl sheet finish. Artificial lighting is provided by evenly spaced recessed lights.



# The Property

## Second Floor Landing

This part-vaulted second-floor landing has cut-pile carpet and neutrally decorated walls with part-vaulted ceilings. A two-unit casement window overlooks the rear garden and fields beyond and provides good natural lighting. A low-level hatch provides access to the eaves roof space and white panel door opens to the master bedroom.

## Master Bedroom

A stunning and versatile space, ideal as the main resident bedroom or a luxurious guest suite. This generously sized double bedroom benefits from part-vaulted ceilings, enhanced by an array of Velux roof lights that flood the room with natural light.

A standout feature of this room is the Juliet balcony, accessed via double-glazed French doors, offering breathtaking views over the rear garden and Cherry Tree Orchard fields beyond. The walls are finished with a combination of decorative lining paper and emulsion, complementing the soft cut-pile carpet underfoot.

## Master Bedroom En Suite

Fitted with a modern three-piece suite comprising a circular shower cubicle with curved tempered glass screens, a chrome shower with rainfall rose and separate hose, close-coupled WC, and ceramic wash hand basin with chrome mixer tap and pedestal. Natural lighting is provided by a Velux window to the vaulted front aspect. Floors are finished with sheet vinyl, and mechanical extract ventilation has been installed. A small eaves hatch to the rear aspect provides access to the roof void.



## Grounds

### Front Aspect

Double swing timber gates, set within a rendered front boundary wall, open onto a spacious driveway providing off-road parking for several cars. The driveway is flanked by lawns, with a hedgerow and timber panel boundaries. A small cherry tree is positioned to the front left-hand side with planted borders adjacent to the front boundary. The main entrance is accessed via a part-glazed panel door located on the right-hand side of the property, where a neatly laid block-paved area creates an inviting approach. A further designated hardstanding area to the left-hand side of the property provides a practical space for bin storage.

### Rear Aspect

Occupying a sizeable plot, the rear garden extends to approximately 130 feet, offering a generous outdoor space for relaxation and entertaining. A large patio area, accessible from both the cinema/games room and dining area, provides a seamless indoor-outdoor flow, ideal for social gatherings.

This private, enclosed garden features a well-maintained lawn, where daffodils are just beginning to bloom, and towards the rear, a collection of mature fruit trees enhances the natural setting, alongside a secluded seating area, perfect for enjoying the peaceful surroundings. Raised timber sleepers define planted borders, which are filled with established shrubs, and perimeter close-board fencing ensures privacy. Beyond the rear boundary lies Cherry Orchard Park, a picturesque field acquired by Hardingstone Parish Council, offering scenic countryside walks leading to Delapré Woods.





## 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, nearby 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 village 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 E    **EPC:** C

**Broadband:** Full Fibre Broadband Available

### Agent's Note

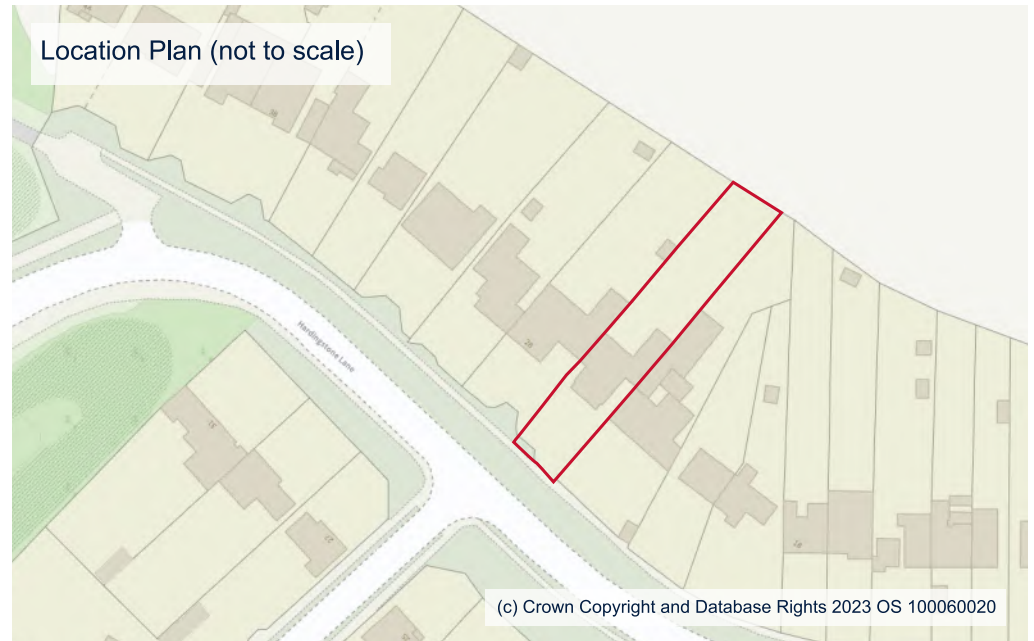
*This property is being sold in accordance with a court order dated 15th November 2024, which requires its sale to satisfy outstanding financial obligations. The sale is proceeding under the terms of this order, and all offers will be subject to legal oversight.*

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



Delapre Abbey





# Hardingstone Lane, Hardingstone, NN4 6DE

Approximate GIA (Gross Internal Floor Area) = 268 sqm (2885 sqft)

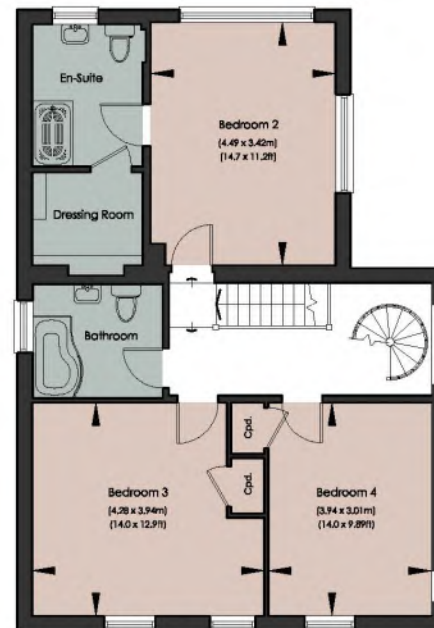


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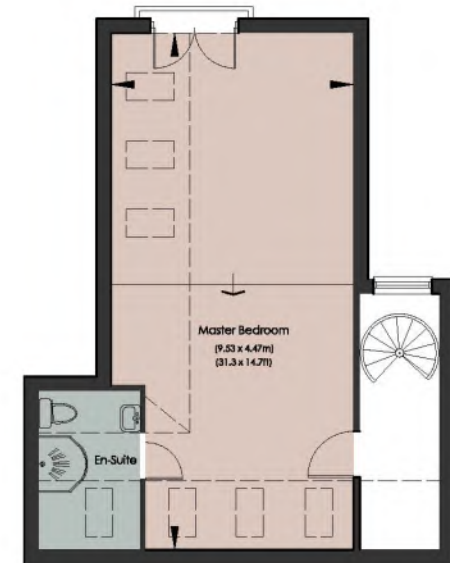
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation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



GROUND FLOOR GIA = 142 sqm (1528 sqft)



FIRST FLOOR GIA = 72 sqm (775 sqft)



SECOND FLOOR GIA = 54 sqm (581 sqft)



**HARDINGSTONE**

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# Thinking of Selling?



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