115 Bouverie Road
Hardingstone
NORTHAMPTON
NN4 6EG

Offers Over £250,000









- SEMI-DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- REFITTED SHOWER ROOM
- DRIVEWAY AND GARAGE
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- GENEROUS REAR GARDEN
- ENERGY EFFICIENCY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

A RARE OPPORTUNITY TO PURCHASE THIS MATURE TWO BEDROOM SEMI-DETACHED BUNGALOW, situated in the highly sought-after village of Hardingstone, within easy reach of local amenities. The accommodation comprises an entrance hallway, lounge, kitchen, conservatory, two double bedrooms and a refitted shower room. Further benefits include gas fired radiator central heating and mostly uPVC double glazing. Outside, a generous driveway provides ample off-road parking and leads to a larger than average single garage. A particular feature of the property is the attractive, generous and fully enclosed rear garden, which benefits from established planting and a number of seating areas.

Ground Floor

Entrance Hall
Entrance hallway with doors to the lounge, kitchen, both bedrooms and shower room.

Lounge
3.67m x 3.11m (12'0" x 10'2"), excluding bay Bay window to the front aspect. Feature fireplace with a timber surround and marble effect insert and hearth. Wall light points and recessed ceiling spotlights.

Kitchen
3.64m x 2.77m (11'11" x 9'1") Fitted with a range of wall and base mounted units with work surfaces and tiled splashbacks. Inset stainless steel sink and drainer with mixer tap. Space for a freestanding cooker with an extractor hood over and space for a washing machine. Wood effect flooring. Single glazed window and access through to the conservatory.

Conservatory
5.15m x 2.92m (16'11" x 9'7") Windows overlooking the rear garden and double doors opening outside. Wood effect flooring and space for both seating and dining furniture.

Bedroom One
3.67m x 2.91m (12'0" x 9'7"), excluding bay Double bedroom with a bay window to the front aspect, radiator and recessed ceiling spotlights.

Bedroom Two
3.94m x 2.38m (12'11" x 7'10") Double bedroom with a single glazed window overlooking the conservatory, radiator and recessed ceiling spotlights.

Shower Room
1.90m x 1.67m (6'3" x 5'6") Refitted with a white suite comprising a corner shower enclosure, wash hand basin set into a vanity unit with storage below, and low level WC. Obscure glazed window to the side aspect, tiled walls and tiled flooring.

Externally

Front Garden
Gravelled garden with established shrubs and planting.

Driveway
A generous paved driveway provides ample off-road parking and leads to a larger than average single garage with an up and over door.

Rear Garden
A generous, fully enclosed rear garden with lawned areas, established beds, mature shrubs and trees. Paved pathways lead through the garden, with paved and decked areas providing space for outdoor seating.

Agents Notes
West Northamptonshire Council

Council Tax Band; C







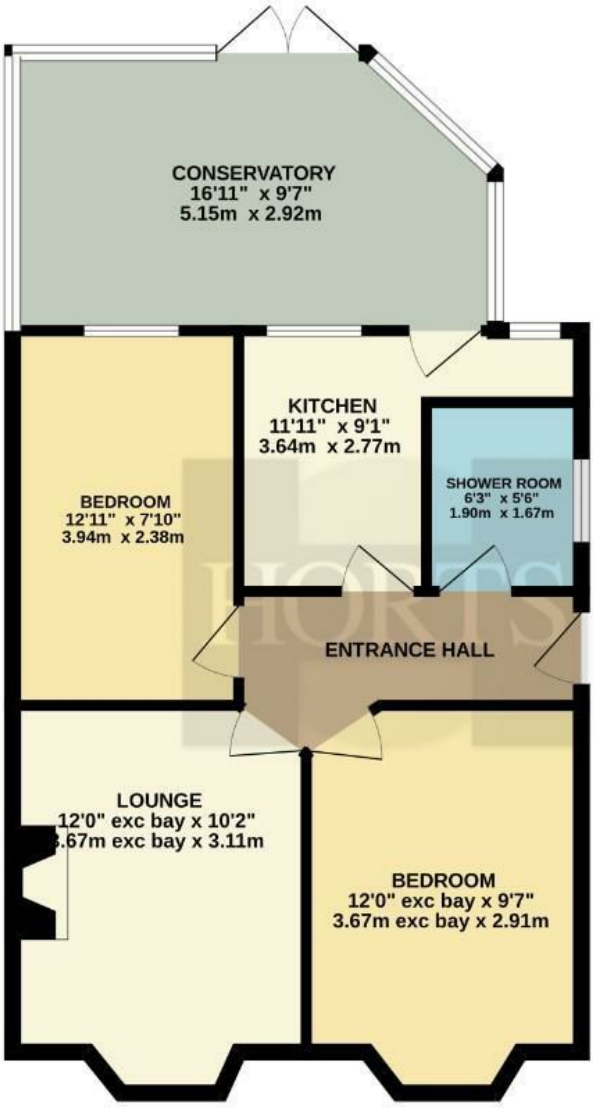






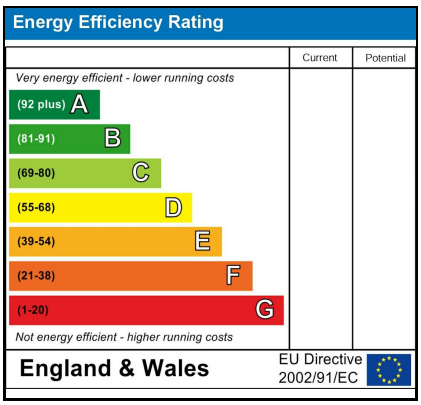


GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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