

# High Street

Harpole, Northamptonshire

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SALES & LETTINGS



# High Street

Harpole
NN7 4BS

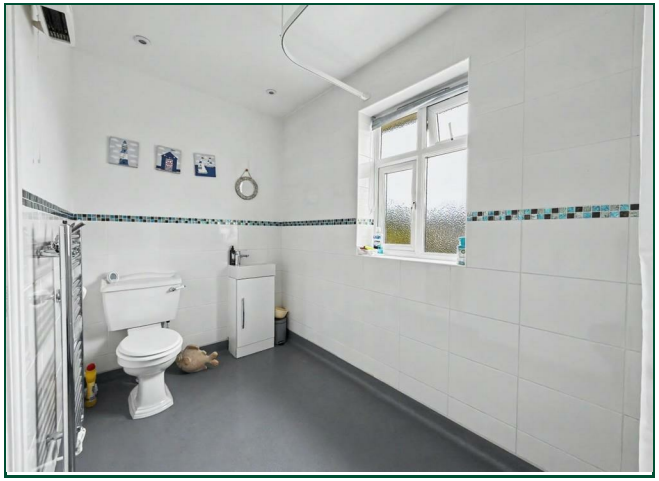
Guide Price
£475,000

**Situated in the heart of the popular village of Harpole is this extended four bedroom semi-detached home offering spacious and versatile accommodation throughout. Harpole is a highly sought after village with a strong community atmosphere, local schooling, village amenities, countryside walks and excellent access to Northampton, the A45 and M1. The property also benefits from wheelchair adaptations across two floors making it suitable for a variety of buyers.**

The accommodation comprises entrance hall, cloakroom/WC, a spacious sitting room open to dining room, kitchen/breakfast room with utility space, separate office and an L-shaped conservatory. To the first floor are three double bedrooms, with bedroom one benefitting from an en-suite wet room, a single bedroom and a family bathroom. Outside is an easterly facing rear garden laid mainly to lawn with patio seating area. To the front is off road parking for four vehicles, a lawned garden and an integral garage to the side. Further benefits include uPVC double glazing and gas radiator heating. (B/1870/M)

- Extended four bedroom semi-detached home
- En-suite wet room to master bedroom
- Three reception rooms and L-shaped conservatory
- Gas radiator heating
- Easterly facing rear garden
- Ample off road parking









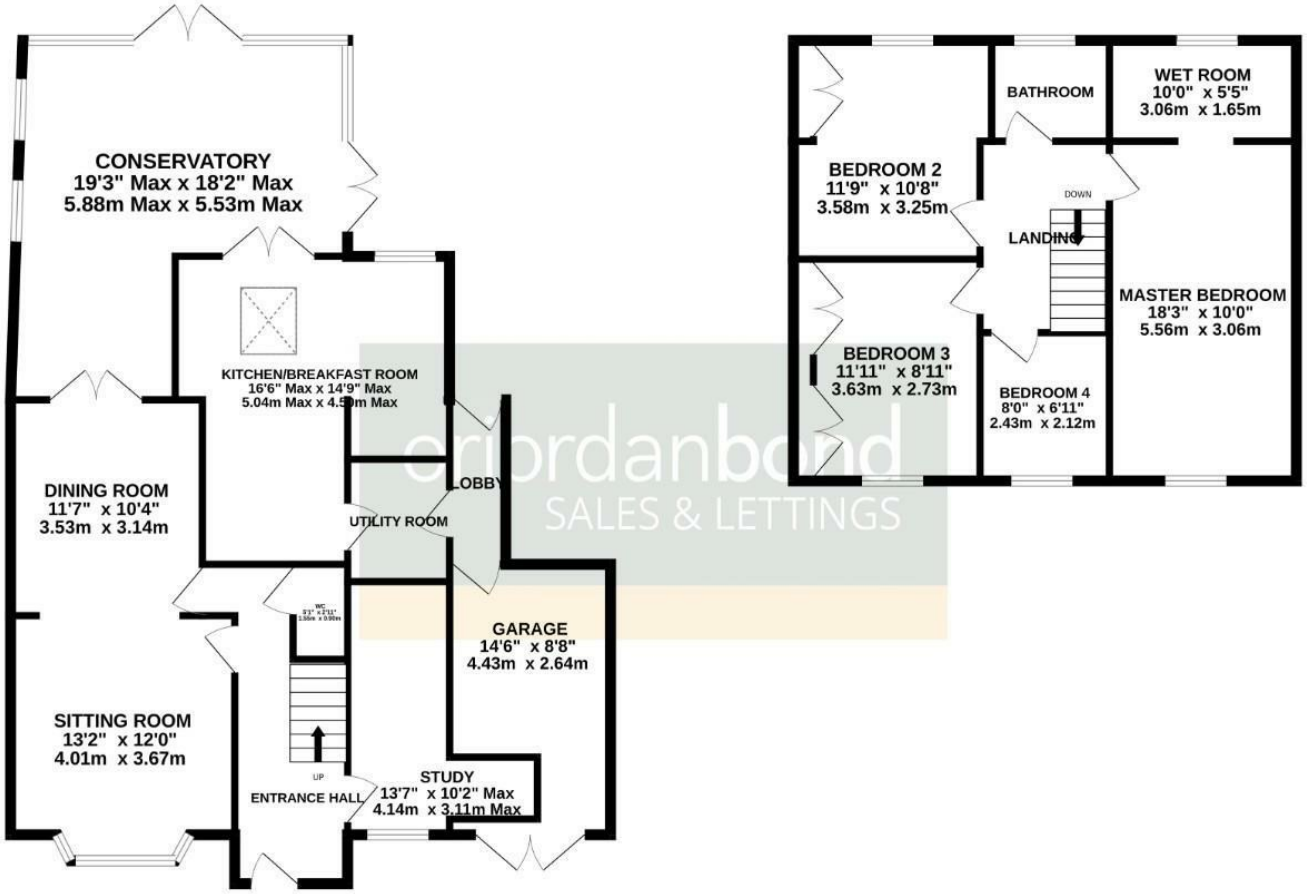






GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.




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TOTAL FLOOR AREA : 1870 sq.ft. (173.7 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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## Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Duston North Sales
01604 589007
dustonnorth@oriordanbond.co.uk

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