



**17 Coldstream Lane**  
Hardingstone, Northampton

oriordanbond



## 17 Coldstream Lane

Hardingstone

Northampton NN4 6DB

£400,000

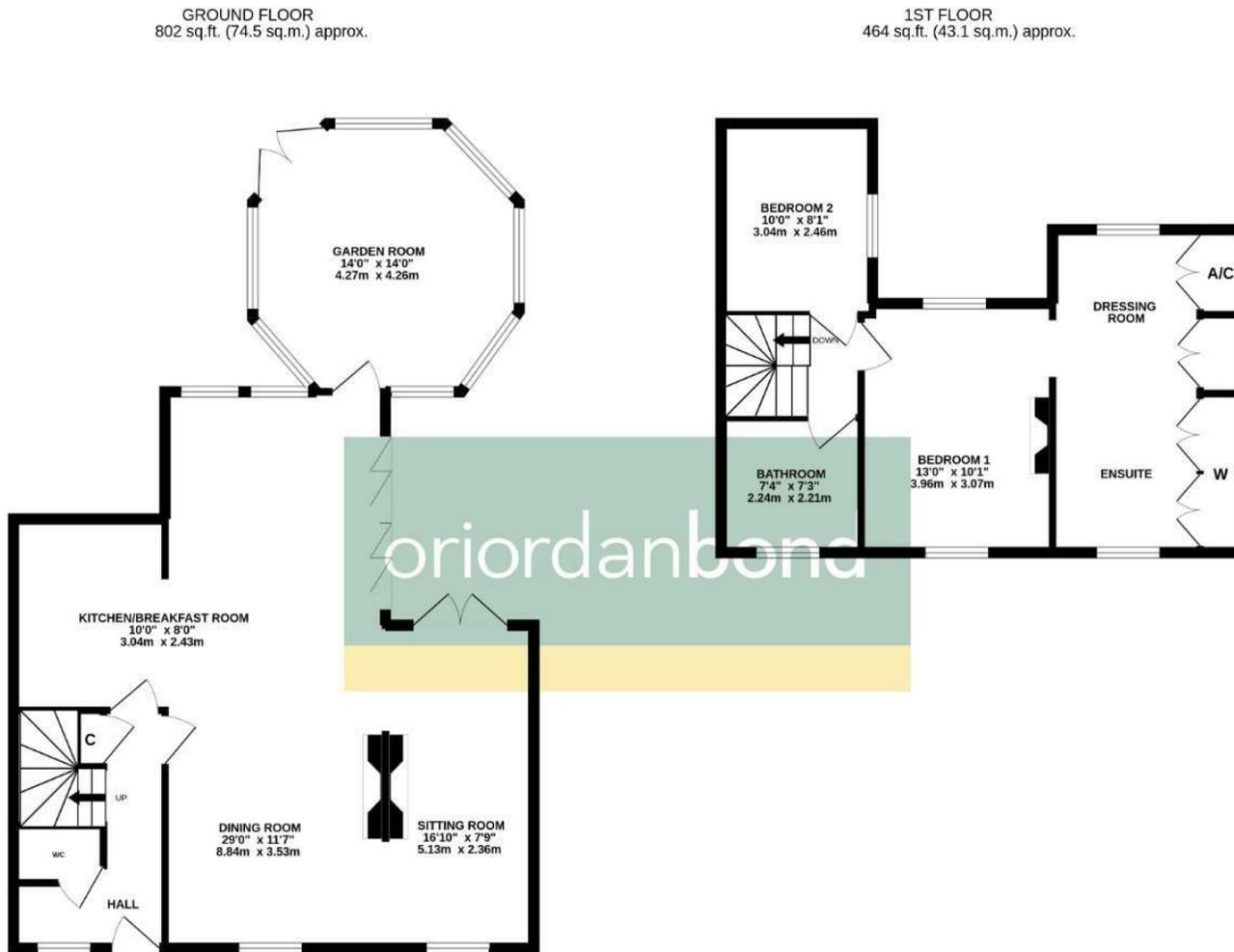
**A charming period stone cottage situated in desirable village of Hardingstone. This former Delapre Estate workers cottage offers character features and extended living accommodation over two floors.**

Entrance hall with cloakroom/WC, sitting room with a feature double sided wood burning stove, dining room and open plan kitchen/breakfast room with integrated appliances. The breakfast area has a circular roof light, bi-folding doors opening to a private patio area and an amazing octagonal garden room with views over the entire rear garden. To the first floor is a generous master bedroom and a 16' dressing room/en-suite off. There is also a double guest room and a re-fitted bathroom. The rear garden is private and westerly facing with a summerhouse and gated rear access directly onto a village orchard. (A/1266/L)

- Extended two bedroom period stone cottage
- En-suite and dressing room to master bedroom
- Open plan kitchen/breakfast room
- Octagonal garden room
- Re-fitted bathroom
- Westerly facing rear garden with summerhouse







TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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: E
- Energy Efficiency Rating: D

**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 Grange Park Sales**

01604 432007

grangepark@oriordanbond.co.uk

