



**11 The Green**  
**Hardingstone, Northampton**

**oriordanbond**  
SALES & LETTINGS



## 11 The Green

Hardingstone

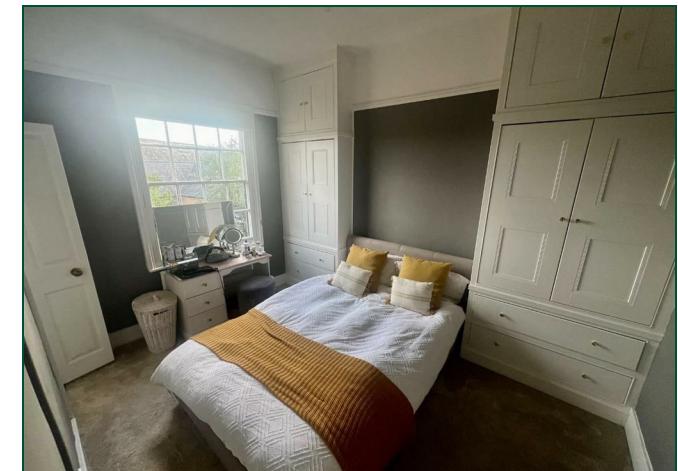
NN4 7BU

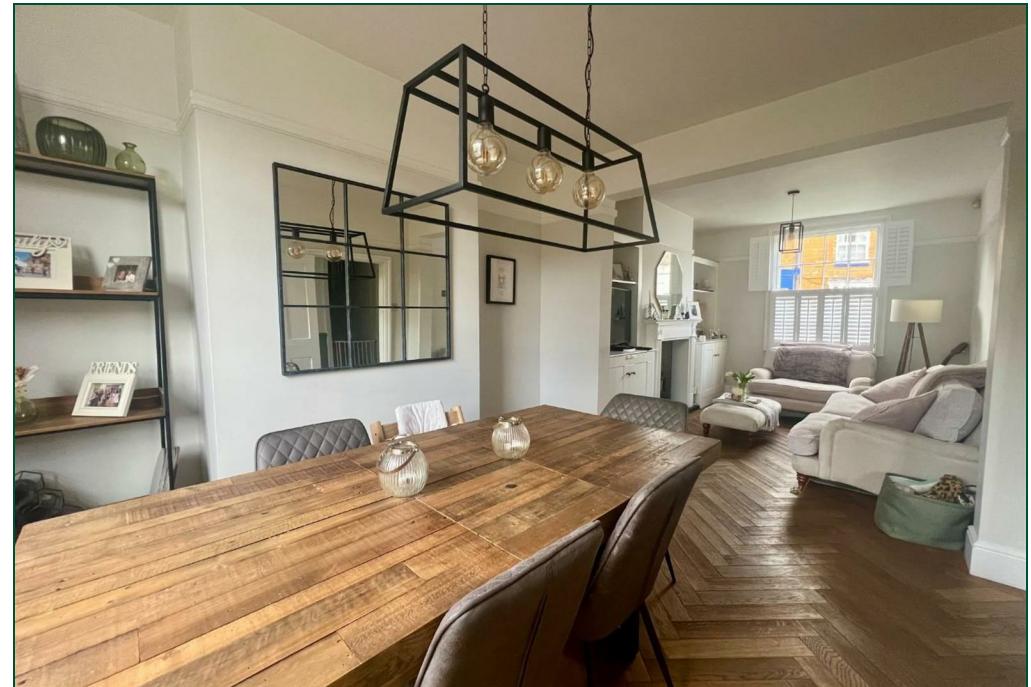
£350,000

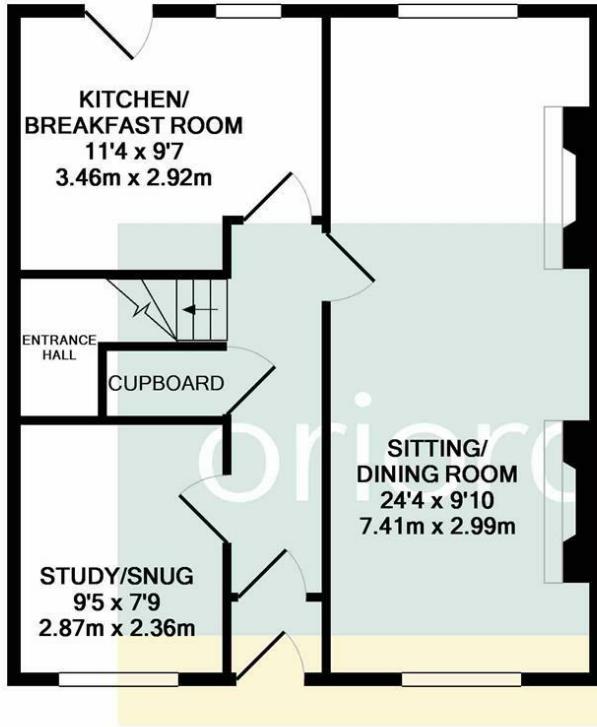
A Victorian character cottage, with many original features, set in the heart of Hardingstone Village with three double bedrooms and en-suite to the master bedroom.

Accommodation comprises entrance hall, sitting/dining room with feature fireplace and parquet flooring, study/play room and fitted kitchen/breakfast room. To the first floor are three double bedrooms with a newly created en-suite to the master bedroom and a re-fitted four-piece family bathroom. Outside to the rear is a generous enclosed garden with a brick-built barn converted into a home office. Further benefits include gas radiator heating. (B/1018/L)

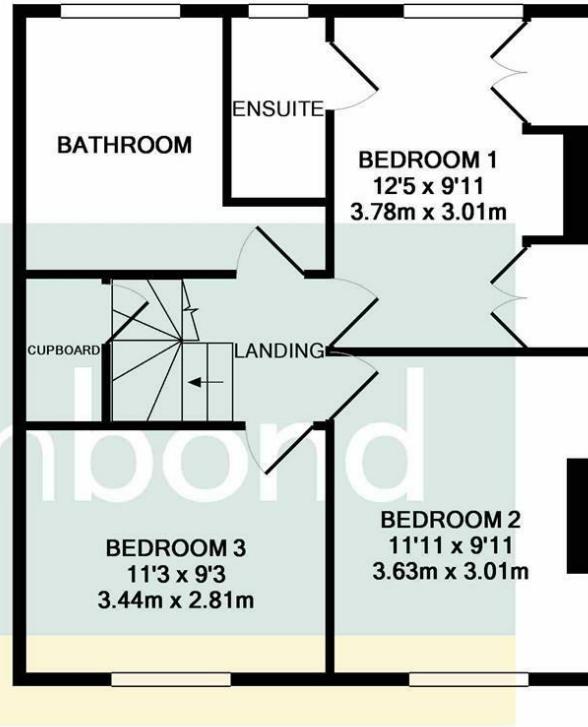
- Three bedroom Victorian character cottage
- Newly fitted en-suite to master bedroom
- Two reception rooms
- Gas radiator heating
- Enclosed rear garden
- Brick-built home office







GROUND FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)

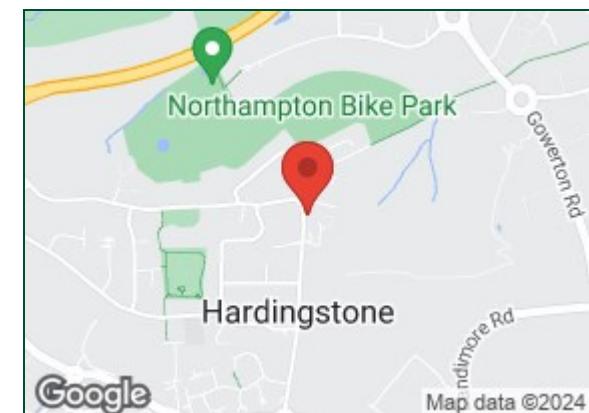


1ST FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: C
- 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**

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