66 Main Road
Hackleton
NORTHAMPTON
NN7 2AD

£290,000

- DETACHED STONE COTTAGE
- TWO BEDROOMS
- GAS RADIATOR HEATING
- ENERGY PERFORMANCE RATING: TBC
- MANY CHARACTER FEATURES
- GARAGE AND PARKING
- SEPARATE RECEPTION ROOMS
- GRADE 2 LISTED

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Offered with No Upper Chain, this is a charming, detached stone cottage with a garage and parking, set in the heart of the village of Hackleton to the south of Northampton. This extended, grade II listed home has been modernised and updated by the current owner whilst sympathetically retaining a host of period features. The accommodation comprises; an entrance porch, sitting room, separate dining room, both with working log burners, a fitted kitchen with built-in appliances, utility room and a refitted shower room on the ground floor, with two double bedrooms on the first floor. Externally there is a courtyard garden to the rear and a lawned garden and patio to the side. A drive with off road parking leads to a single detached garage, and further benefits include radiator heating, deep sill windows, an external former bread oven and secondary glazing where specified. Hackleton is a thriving village with a strong community spirit, with ease of access to Northampton, Milton Keynes, Bedford and the M1 motorway. The village benefits from an 'Ofsted rated excellent' primary school, post office/convenience store, a local public house and is within walking distance of Piddington, Horton and Salcey Forest.

Ground Floor

Entrance Porch
Entered via double doors, windows to either side and an original panelled door to the property.

Sitting Room
14'4 max x 13'2 (4.37m max x 4.01m)
Deep cill windows to the front and rear elevations, open feature fireplace with an exposed brick surround, stone hearth and log burner in situ, stairs rising to the first floor landng with a cupboard under, radiator, exposed beams to the ceiling, television point, wall light points, doors to the dining room and kitchen.

Dining Room
13'2 x 10'5 (4.01m x 3.18m)
Leaded deep cill windows to the side and front elevations, feature fireplace with an inset log burner, radiator, exposed beams to the ceiling, stone flooring, exposed stonework.

Kitchen
15'6 x 5'2 (4.72m x 1.57m)
A galley style kitchen fitted with wall and base level units, inset porcelain butler sink with a mixer tap over, solid timber worksurfaces, tiling to splash back areas, two loft accesses, integrated refrigerator and dishwasher, built in gas range cooker with an extractor over, windows to the side and rear elevations, doors to the utility and shower room.

Utility Room
8'4 x 5'1 (2.54m x 1.55m)
Window to the rear, door to the garden, wall mounted boiler unit, storage cupboard, plumbing for a washing machine, space for a freezer and electric tumble drier, radiator.

Shower Room
Refitted with a suite comprising; a double width shower cubicle, high level flush W.C. and a wash basin, window to the side, radiator, heated towel rail, tiled walls and flooring.

First Floor

Bedroom One
10'5 x 13'2 (3.18m x 4.01m)
Windows to the front and side elevations, radiator, exposed beams to the ceiling.

Bedroom Two
14'3 max narrowing to 10' x 13'2 (4.34m max narrowing to 3.05m x 4.01m)
Windows to the front and side elevations, radiator, airing cupboard, built -in wardrobes, Please note that this room has been opened to the landing and would be approximately 10' x 10; (3.05 x 3.05) once the wall is replaced.

Outside

Main Garden
Laid mainly to lawn with a paved patio, path to the front door, further door to the garage, covered well access, gated access to the rear courtyard, well stocked enclosed flower beds and various maturing shrubs.

Rear Courtyard
Space for a storage shed, wall and fence enclosed, door to the utility.

Parking
There is parking on the drive leading to the garage.

Garage
A single detached garage with power, water tap and light connected, window to the side and accessed via a courtesy door to the side and double doors to the front.

Agents Note:
This property is Grade 2 listed due to its external features such as stonework, windows and bread oven.
Local Authority: West Northamptonshire Council
Council Tax Band: C

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.

TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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