

**39 Tate Grove
Hardingstone
NORTHAMPTON
NN4 6UY**

£265,000



- **SEMI DETACHED**
- **CONSERVATORY**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **SUMMER HOUSE/HOME OFFICE**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented modern, three bedroom, semi detached property situated in the sought after area of Hardington Village. The accommodation comprises in brief: entrance hall, lounge, recently refitted kitchen/dining room, conservatory, three bedrooms and a bathroom. Additional benefits include UPVC double glazing, gas to radiator central heating, off road parking for three cars and rear garden with summer house/home office.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, UPVC double glazed window to side, doors to:

Lounge

13'1" x 12'3" (4.00 x 3.75)

Radiator, UPVC double glazed French doors to front, internal French doors to kitchen/dining room.

Kitchen/Dining Room

15'7" x 10'10" (4.77 x 3.32)

Refitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, built in fridge, freezer and dishwasher, plumbing for washing, fitted electric hob with extractor fan above, electric oven with fitted microwave above, radiator, built in storage cupboard, UPVC double glazed door to side, UPVC double glazed window and French doors to rear.

Conservatory

8'9" x 6'11" (2.68 x 2.11)

UPVC constructed over brick built dwarf wall, UPVC double glazed windows and doors to rear garden, vinyl flooring, fitted electric heater.

First Floor

Landing

UPVC double glazed window to side, access to boarded loft, airing cupboard housing hot water cylinder, doors to:

Bedroom One

12'7" x 12'2" (3.86 x 3.71)

Radiator, built in wardrobes, built in air con unit, UPVC double glazed window to front.

Bedroom Two

9'4" x 8'10" (2.85 x 2.71)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'5" x 6'6" (2.89 x 2.00)

Built in storage cupboard, radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit with shower mixer tap over, hand wash basin, low level WC, tiled splash areas, heated towel rail, UPVC double glazed window to front.

Externally

Front Garden

Mainly block paved with off road parking for three cars, flower and shrub borders.

Rear Garden

Paved patio area leading to lawn, flower and shrub borders.

Summer House/Home Office

15'3" x 10'4" (4.66 x 3.16)

Timber constructed, built in air con, UPVC double glazed French doors to rear and side, power and light connected.

WC

Suite comprising low level WC, hand wash basin.

Agents Notes

Council Tax Band: C

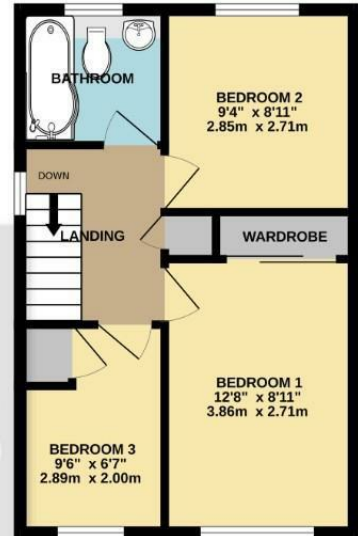




GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.

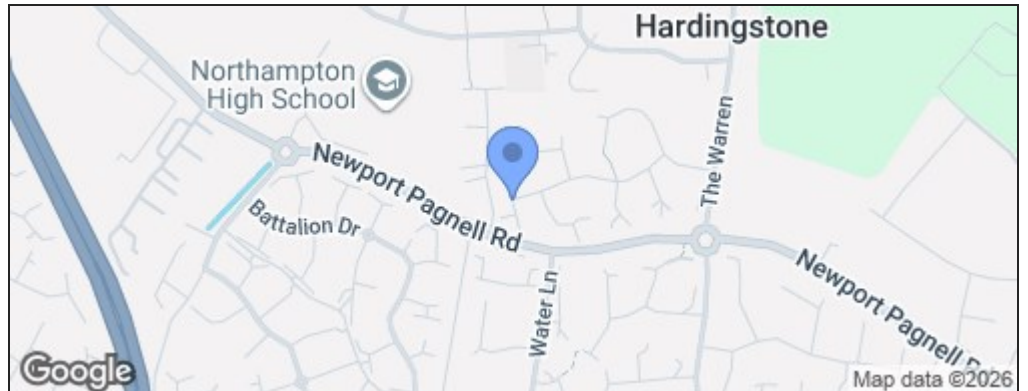


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TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.