122 Martins Lane
Hardingstone
NORTHAMPTON
NN4 6DJ

£350,000









- THREE BEDROOMS
- SEMI DETACHED
- DRIVEWAY FOR FIVE VEHICLES
- GARAGE
- DOWNSTAIRS CLOAKROOM
- LOUNGE DINER
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY & STUDY
- DOUBLE GLAZING & GAS RADIATOR HEATING
- ENERGY RATING: TBC

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Set in a popular village location, this well-presented family home offers spacious accommodation, including an entrance hall, cloakroom, study, lounge/diner, kitchen/breakfast room, and conservatory on the ground floor. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from an established rear garden, while the front has a generous driveway providing off-road parking for approximately five vehicles and leading to the garage. Further benefits include double glazing and gas radiator central heating.

Ground Floor

Entrance Hall
Enter via glass panel door, stairs rising to first floor, understairs storage cupboard, doors to study, cloakroom, lounge/dinner and kitchen/breakfast room.

Study
5'8" x 8'8" (1.73 x 2.65)
Window to front aspect.

Cloakroom
Fitted with a two piece suite comprising low level WC, wall mounted sink, tiled splashbacks, window to front aspect.

Lounge/Diner
28'10" x 9'11" (8.8 x 3.03)
Window to front aspect, feature fireplace with surround, serving hatch to kitchen/breakfast room, sliding doors to conservatory.

Conseravtory
7'3" x 9'10" (2.23 x 3.00)
Window and sliding patio doors to rear garden.

Kitchen/Breakfast Room
17'7" x 8'10" (5.38 x 2.70)
Fitted with a range of wall and base mounted units with work surface over, sink and drainer unit with mixer tap over, space for gas cooker with extractor hood over, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, tiled splashbacks, dual aspect windows to side and rear, door leading to rear garden.

First Floor

Landing
Eaves storage space, doors to all rooms.

Bedroom One
9'0" max x 10'2" plus wardrobes (2.76 max x 3.11 plus wardrobes)
Window to front aspect, fitted wardrobes with sliding doors.

Bedroom Two
10'3" x 9'10" (3.13 x 3.01)
Window to rear aspect.

Bedroom Three
8'2" x 9'1" (2.51 x 2.79)
Window to rear aspect, built in wardrobes.

Bathroom
Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath with fitted shower over, window to side aspect, tiled splash backs.

Externally

Front Garden
Block pave driveway and gravel area providing off road parking for five cars, leading to garage.

Rear Garden
Laid mainly to patio and lawn, enclosed by timber fencing, gated side access, established borders, door leading to garage.

Garage
8'9" x 19'2" (2.69 x 5.86)
Power and lighting, up and over door.

Agents Notes
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.


























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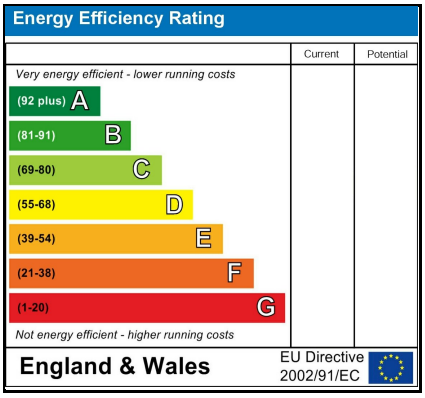
GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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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