

**99 Bouverie Road
Hardingstone
NORTHAMPTON
NN4 6EG**

£400,000



- **DETACHED DORMER BUNGALOW**
- **EXCEPTIONAL DOUBLE WIDTH PLOT**
- **TREMENDOUS POTENTIAL TO IMPROVE**
- **NO CHAIN**

- **FOUR BEDROOMS**
- **SPACIOUS & VERSATILE ACCOMMODATION**
- **HIGHLY SOUGHT AFTER LOCATION**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are delighted to offer to the market this individual four bedroom detached dormer bungalow, occupying an exceptionally generous double width plot within the highly sought after village of Hardingstone.

The property offers approximately 1,132 sq. ft. of versatile accommodation and represents a rare opportunity for a purchaser to create a truly wonderful family home. The size of the plot, in particular, provides tremendous potential to further enhance or extend the existing accommodation, subject of course to the necessary planning permissions.

The ground floor comprises a welcoming entrance hall, kitchen, dining area opening onto a spacious lounge with French doors opening directly onto the rear garden. There are also two ground floor bedrooms and a shower room, offering excellent flexibility. To the first floor are two further generous bedrooms, a WC and useful eaves storage. Outside is where the property really comes into its own. Set on a substantial double plot, the extensive rear garden provides an impressive amount of outside space with established planting, lawned areas and patio seating offering enormous scope for anyone looking to create a superb family garden. To the front is a driveway providing off road parking and access to the attached garage.

Hardingstone remains one of Northampton's most desirable village locations, combining a genuine village feel with excellent access to Northampton town centre, local amenities, schooling and major road links.

A home with enormous potential in a superb setting early viewing is highly recommended to fully appreciate the plot, accommodation and possibilities on offer.

Ground Floor

Entrance Hall

Providing access to the principal ground floor accommodation with stairs rising to the first floor.

Kitchen

10'2" x 8'6" (3.10m x 2.59m) Fitted with a range of wall and base units with work surfaces over, space for appliances and windows providing natural light.

Dining Area

11'9" max x 8'3" (3.57m max x 2.52m) A separate dining area conveniently positioned alongside the kitchen.

Lounge Area

14'11" min x 12'4" min (4.55m min x 3.75m min)

A particularly spacious reception room with French doors opening directly onto the rear garden, creating an excellent connection between the house and the substantial outside space.

Bedroom One

11'9" max x 11'6" (3.58m max x 3.50m) A generous ground floor double bedroom.

Bedroom Two

11'6" x 10'0" min (3.50m x 3.26m min) A further well proportioned ground floor bedroom.

Shower Room

Fitted with a shower enclosure, wash hand basin and WC.

First Floor

Landing

Providing access to both first floor bedrooms, WC and useful eaves storage.

Bedroom Three

14'9" x 10'9" (4.49m x 3.28m) A generous double bedroom with sloping ceilings.

Bedroom Four

11'6" max x 10'10" (3.51m max x 3.30m) A further good sized bedroom.

WC

Fitted with WC and wash hand basin.

Externally

Front Garden & Driveway

The property is set well within its plot with a driveway providing off road parking and access to the garage.

Garage

Attached single garage with driveway access.

Rear Garden

A particular feature of the property is the exceptionally generous double width plot. The extensive garden offers a combination of lawn, established borders, mature planting and patio areas and provides a superb blank canvas for a new owner. The sheer scale of the plot gives the property a feeling of space rarely found at this price point and offers considerable potential for landscaping, entertaining, children's play areas or possible extension of the existing home, subject to the necessary consents.

Agents Notes

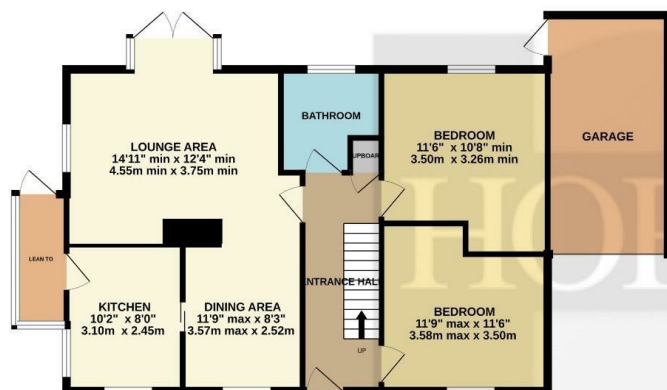
West Northamptonshire Council
Council tax band D



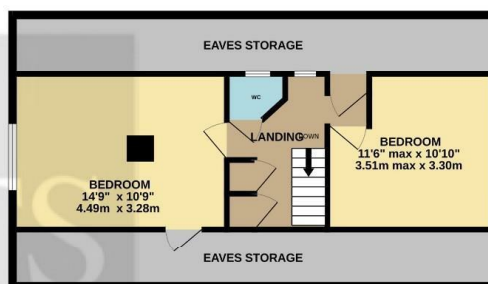




GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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.