

**24 Upper High Street  
Harpole  
NORTHAMPTON  
NN7 4DJ**

**£425,000**



- NO ONWARD CHAIN
- DRIVEWAY & GARAGE
- REFITTED KITCHEN/DINER
- ENCLOSED REAR GARDEN
- GAS RADIATOR HEATING

- THREE / FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OPEN FIREPLACE
- DOUBLE GLAZED SASH STYLE WINDOWS
- ENERGY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

Located in a highly sought after village, this charming cottage is offered for sale with no onward chain. The ground floor features an entrance hall, a lounge with an open fireplace, a versatile family room/optional fourth bedroom, a spacious refitted kitchen/diner, and a four-piece bathroom.

Upstairs, the property offers three well-proportioned bedrooms and a cloakroom.

Outside, the home benefits from a front driveway leading to a garage, while the rear boasts a generously sized garden complete with outbuildings.

Additional features include double-glazed sash-style windows and gas radiator heating.

## **Ground Floor**

### **Entrance Porch**

Enter via timber door, door leading to lounge.

### **Lounge**

17'3" max x 12'4" (5.26 max x 3.78)

Bay window to front aspect, open fireplace with stone surround, stairs rising to first floor, door to second reception room/bedroom four, opening to kitchen/diner.

### **Kitchen/Diner**

11'10" max x 22'2" (3.62 max x 6.76)

Refitted with a range of wall and base level units with work surface over, sink and drainer unit with mixer tap over, electric hob with extractor hood over, built in electric double oven, space and plumbing for washing machine, tiled splashbacks, dual aspect windows to front and side, door leading to lobby area, dining area has window to front aspect, gas fireplace with feature surround.

### **Lobby**

Door to bathroom and rear garden.

### **Bathroom**

Fitted with a four piece suite comprising low level W/C, pedestal sink, panel bath, separate shower cubicle with fitted shower over, tiled splashbacks, obscured window to side aspect.

### **Second Reception Room/Bedroom Four**

13'8" max x 9'7" (4.17 max x 2.94)

Two windows to rear aspect.

## **First Floor**

### **Landing**

Doors to all rooms.

### **Bedroom One**

11'4" x 11'11" (3.46 x 3.65)

Built in wardrobe, window to front aspect.

### **Bedroom Two**

13'8" x 9'10" (4.18 x 3.00)

Window to rear aspect.

### **Bedroom Three**

10'10" x 7'5" (3.31 x 2.18)

Window to rear aspect, built in airing cupboard.

**Cloakroom**

Fitted with as two piece suite comprising low level W/C, sink, obscured window to front aspect.

**Externally****Front Garden**

Driveway leading to garage.

**Rear Garden**

Laid to patio and lawn, various established shrubs and trees, enclosed by timber fencing, door to garage, various out building, brick built summer house.

**Agents Notes**

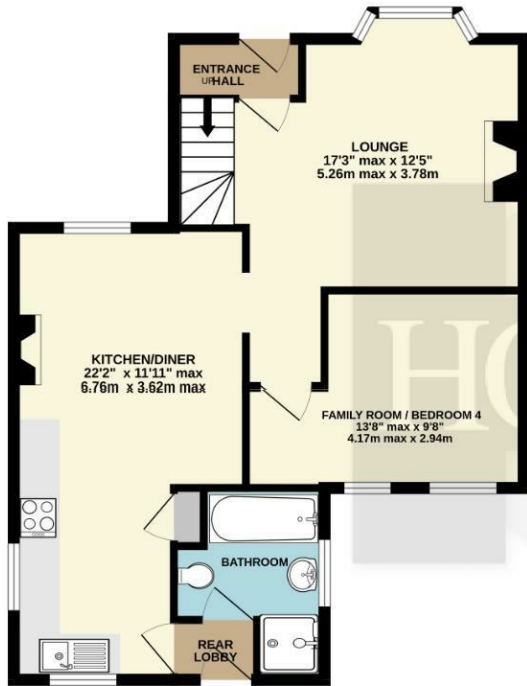
Council Tax Band: E



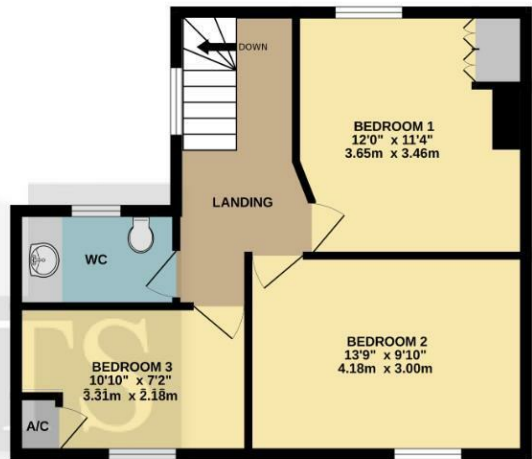




GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



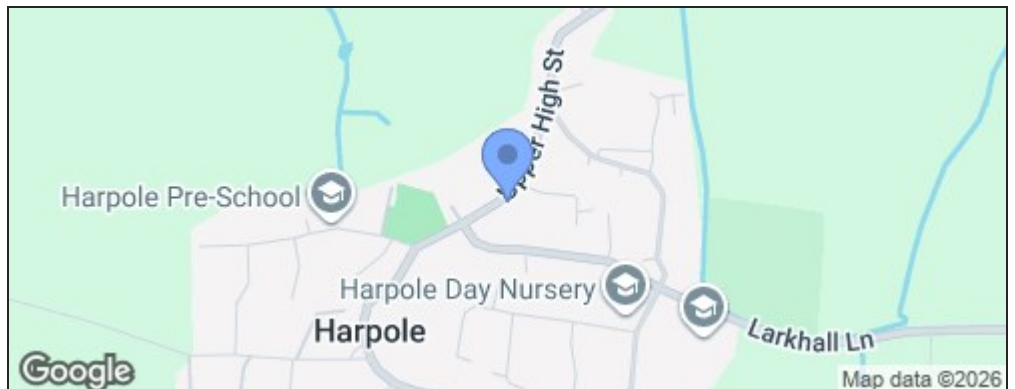
1ST FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.