

**15 Robins Close
Hartwell
NORTHAMPTON
NN7 2HZ**

£349,995



- **DETACHED**
- **VILLAGE LOCATION**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **GARAGE**

- **THREE BEDROOMS**
- **CONSERVATORY**
- **GAS TO RADIATOR HEATING**
- **LARGE SOUTH/WEST FACING GARDEN**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Hartwell, Northampton, this modern detached house on Robins Close offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with ease.

The house features a well-appointed bathroom, catering to all your daily needs. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in village locations. Additionally, the garage offers further storage options or the potential for a workshop.

The large gardens surrounding the property are a true highlight, providing a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. The absence of a chain means that you can move in without delay, making this home even more appealing.

Living in Hartwell allows you to enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This property is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hall

Radiator, stairs rising to first floor, doors to:

Lounge

15'1" x 12'0" (4.61 x 3.68)

Wooden flooring, radiator, UPVC double glazed window to front.

Kitchen/Dining Room

15'0" x 10'9" (4.59 x 3.29)

Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, plumbing for washing machine, space for range cooker, hob with extractor fan above, under stairs storage cupboard, UPVC door to side, UPVC double glazed window to rear, French doors to conservatory.

Conservatory

11'5" x 9'3" (3.49 x 2.84)

UPVC constructed with UPVC double glazed windows and doors out to garden.

First Floor

Landing

Built in cupboard housing wall mounted gas fired boiler, loft access, UPVC double glazed window to side, doors to:

Bedroom One

10'8" x 8'5" (3.27 x 2.57)

Radiator, UPVC double glazed window to rear.

Bedroom Two

13'5" x 8'4" (4.10 x 2.55)

Radiator, built in wardrobe, UPVC double glazed window to front.

Bedroom Three

9'9" x 6'6" (2.99 x 1.99)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising P shaped bath with shower unit above, hand wash basin, low level WC, heated towel rail, tiled splash areas, UPVC double glazed window to rear.

Externally**Front Garden**

Mainly laid to lawn, large paved driveway leading to garage.

Single Garage

Up and over door, power and light connected.

Rear Garden

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

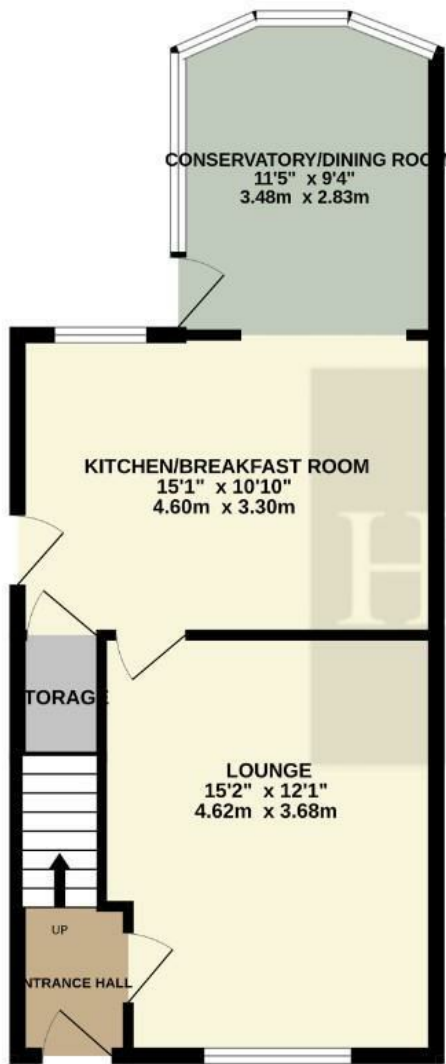
Agents Notes

Council Tax Band: B

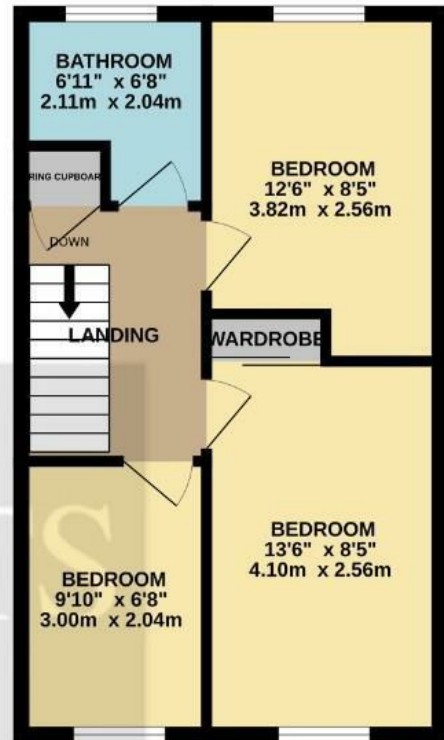




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.