

Hardingstone, Northamptonshire

MICHAEL GRAHAM







A Grade II listed three bedroom cottage with an enclosed rear garden in the centre of the village of Hardingstone within walking distance of local amenities.

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3 Coldstream Lane

Hardingstone, Northamptonshire, NN4 6DB

Price £350,000

- 3 bedrooms
- 2 reception rooms
- 1 bathroom
- EPC Rating Band D

The property has approximately 1,113 sq. ft. of accommodation over three floors which includes an entrance hall and a sitting room which has a feature brick fireplace with an open fire and stairs to the first floor. Also on the ground floor is the kitchen accessed via a dining room. The kitchen and dining room both have doors to the garden.

On the first floor the principal bedroom measures over 15 ft. and has a window to the front. There is a further double bedroom with a fitted wardrobe and a window overlooking the garden. The three piece bathroom has a WC, a washbasin, and a bath with a shower over. An additional room measuring 16 ft. 3 by 15 ft. 1 is located on the second floor.

- Grade II listed cottage
- Three double bedrooms
- Family bathroom
- Fitted kitchen
- Sitting room and dining room
- Enclosed rear garden
- Brick built outbuilding
- Village location

Additional Information

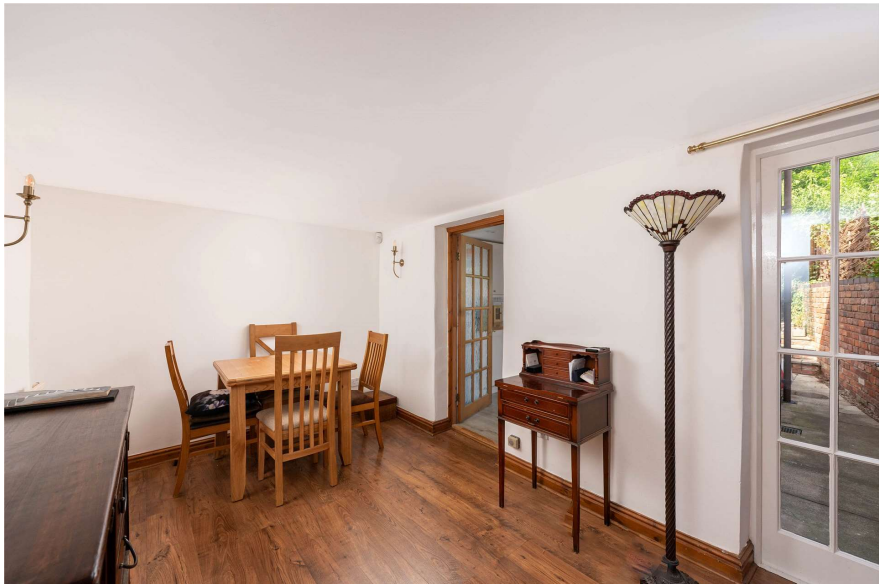
- Mains Water, Gas, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band C

Kitchen

The kitchen has downlighting, a window overlooking the garden and is fitted with a range of Shaker style units with complementary wooden worksurfaces incorporating a sink and drainer with a mixer tap. Integrated appliances include a fan assisted oven and an induction hob with an extractor over. There is space for a full height fridge/freezer and an under counter dishwasher and washing machine. A glazed door gives access to the garden.











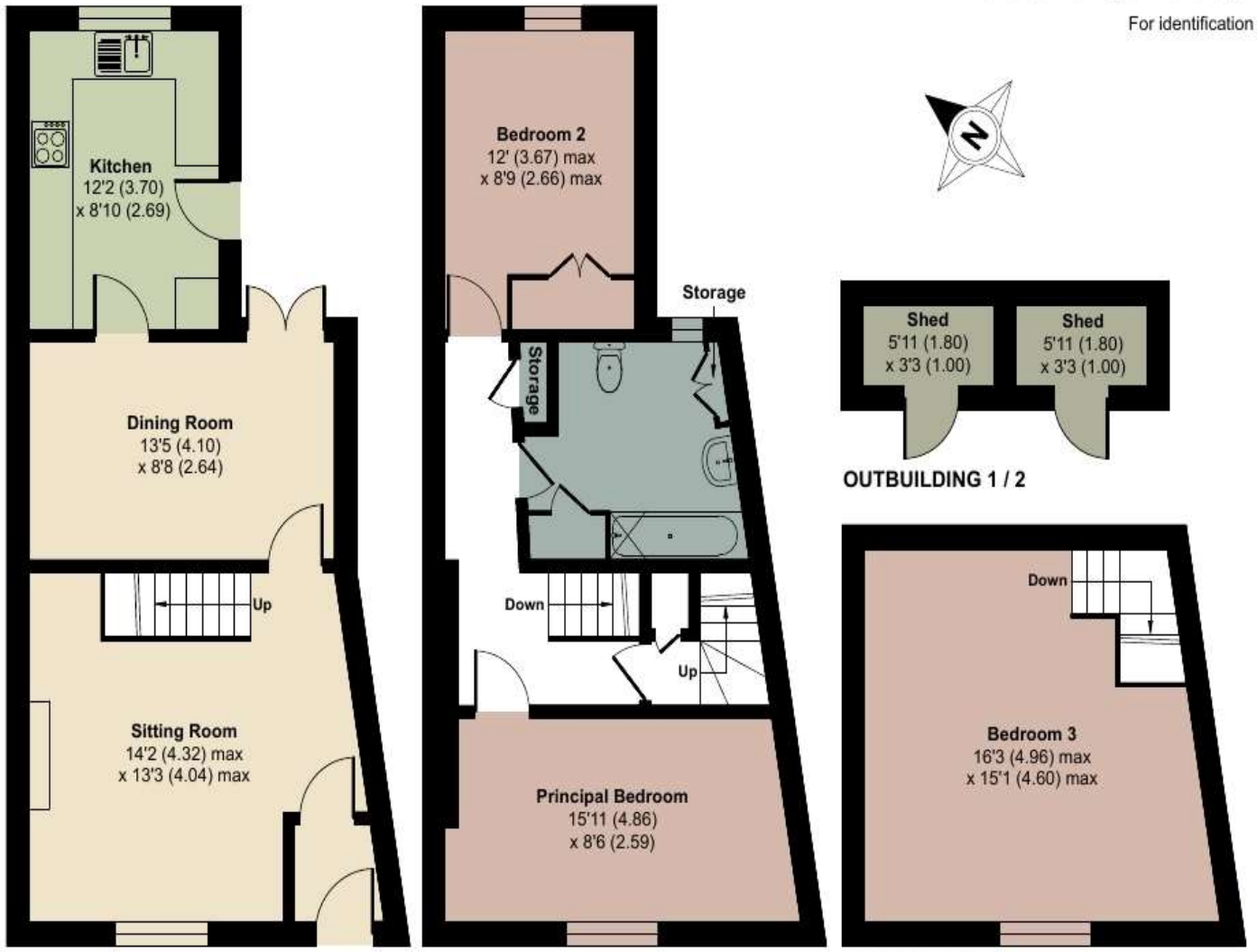


Garden

The doors from the dining room and kitchen open to a path which leads to a paved patio which spans the rear of the house and has three steps up to a further paved area bordered by shrub and flower beds, providing ample space for tables and chairs for al fresco entertaining. A path continues down to the rear of the garden which has a play area, a raised decked seating area with a pergola over, and a greenhouse. There are two brick-built outbuildings, outside lighting and a tap. A gate at the far end of the garden gives access to a path leading to Cherry Orchard Park.



Total = 1151 sq ft / 106.9 sq m
Approximate Area = 1113 sq ft / 103.4 sq m
Outbuildings = 38 sq ft / 3.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Situation and Schooling

Hardingstone village has a primary school, two public houses, a post office and supermarket. Secondary schooling is available locally in Wootton Fields and the property is in the catchment area for Caroline Chisholm School. Northampton School for Girls is approximately 2 miles away and Wellingborough Independent School approximately 12 miles away.

2.5 miles from M1 junction 15

2.5 miles from Northampton station

51 minutes from Euston

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