



**Newport Pagnell Road**  
Hardingstone, Northampton

**JACKSON  
GRUNDY** | *The  
Village  
Agency*



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**Newport Pagnell Road**  
**Hardingstone, Northampton, NN4 6ER**

TOTAL AREA: APPROX. 138.24 SQ. METRES (1488 SQ. FEET)

**SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF HARDINGSTONE, THIS DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW HAS BEEN THOUGHTFULLY EXTENDED TO CREATE AN EXCEPTIONAL MODERN HOME, PERFECTLY SUITED TO BOTH FAMILY LIVING AND ENTERTAINING.**

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**ACCOMMODATION**

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN / FAMILY ROOM
- UTILITY ROOM
- SHOWER ROOM
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE / OFFICE
- BATHROOM

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**OUTSIDE**

- FRONT GARDEN
- GARAGE
- REAR GARDEN
- GARDEN ROOM

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**£625,000 Freehold**





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## THE PROPERTY

Upon entering, you are welcomed by a long, light filled hallway providing access to all principal rooms. To the front of the property, the elegant sitting room features a large bay window and a charming gas fireplace, creating a warm and inviting atmosphere. Opposite, the generous principal bedroom benefits from extensive space for wardrobes, while a further spacious double bedroom and a stunning contemporary family bathroom complete this section of the home.

The luxurious bathroom is fitted with a freestanding bath and a large walk in shower. Towards the rear of the property, the versatile third bedroom, currently utilised as a home study features double doors connecting to the second bedroom, offering flexibility for a variety of living arrangements.

The true heart of the home is the spectacular open plan kitchen, dining and family room. Designed with both style and functionality in mind, this impressive space boasts a vaulted ceiling with skylights, flooding the room with natural light. The bespoke kitchen offers an abundance of cabinetry topped with granite work surfaces, a substantial central island with breakfast bar seating, a double Belfast sink, wine chiller, and integrated appliances including twin Neff ovens, an induction hob, extractor hood, and under counter fridge. Large sliding doors open directly onto the sunny patio, seamlessly blending indoor and outdoor living. A well appointed utility room and contemporary shower room further enhance the practicality of the property.

Externally, the property continues to impress. To the front, a gravelled driveway provides ample off road parking and leads to a tandem length garage. The beautifully landscaped rear garden has been thoughtfully designed across several distinct areas, beginning with a spacious paved patio ideal for outdoor dining and entertaining. Beyond lies a generous lawn bordered by mature planting, leading to “The Cross Bar”, an impressive home bar complete with its own patio area and putting green, creating a truly unique and sociable outdoor retreat.

EPC Rating D. Council Tax Band D.



## LOCATION

Hardingstone, once a village on the southern edge of Northampton, now forms a suburb of the Borough Council area. Separated from the nearby village of Wootton by the B526 Newport Pagnell Road, it is less than ¼ mile from the A45 Northampton ring road which in turn provides access to M1 J15. Northampton also has a mainline train station to London Euston and Birmingham New Street. The original village school is now home to the Village Hall Association with the primary school now relocated to a modern building in Martin's Lane. Hardingstone also boasts two public houses, The Crown and The Sun, a 12th Century parish church of St Edmund, plus hairdresser, post office and supermarket. Further shopping, leisure, medical and local government services can be accessed in nearby Wootton, Far Cotton, Hunsbury or in Northampton town centre, though Milton Keynes is also only 17 miles away via the M1.



## IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



# FLOORPLAN

TOTAL AREA: APPROX. 138.24 SQ. METRES (1488 SQ. FEET)





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