



5 CHURCH STREET

HARGRAVE • NN9 6BW

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KEY FEATURES

Exceptional detached bungalow in village location.

Set back from the road on fine mature plot.

Extended, well-planned accommodation around 1,250 square feet.

Light and airy sitting room with fireplace and multi-fuel stove.

Delightful garden room with two sets of French doors opening onto the garden.

Refitted country kitchen with breakfast/dining area.

Three comfortable bedrooms, bathroom and shower room.

Practical laundry/utility room.

Quality features including Oak flooring with underfloor heating.

THE VILLAGE

Hargrave is situated within rural Northamptonshire - just off the B645 and close to its borders with Cambridgeshire and Bedfordshire – and boasts an attractive and varied mix of properties, with the Anglican All Hallows Church at its heart. The larger villages of Raunds (3 miles) and Kimbolton (5 miles) offer a host of local shops, amenities and recreational facilities. The nearby towns of Wellingborough, Bedford and St. Neots offer a mainline commuter service, with the newly upgraded A14, M1/M6 and A45 all in close proximity. The new retail and leisure park at Rushden Lakes is about 8 miles away.



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Guide Price £525,000

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RECESSED ENTRANCE PORCH

with light. UPVC part-glazed front door.

ENTRANCE HALL

Double radiator, access to part-boarded loft space.

SITTING ROOM 5.40m x 3.60m (17' 9" x 11' 10")

Fireplace recess with granite hearth, wooden mantle and housing multi-fuel stove, double radiator, window to front elevation, part glazed doors to hall and kitchen.

KITCHEN/BREAKFAST/DINING ROOM 6.20m x 4.20m (20' 4" x 13' 9")

Refitted with extensive counter space incorporating peninsular breakfast bar and a comprehensive range of light oak fronted cabinets, inset sink and drainer with mixer tap, tiled splashbacks, space for range style cooker with extractor over, space and plumbing for dishwasher, space for American style fridge/freezer, larder unit. Travertine flooring, radiator, recessed ceiling downlighters, windows to front and rear. Door to front garden.

REAR LOBBY

Travertine flooring, Velux window, part glazed door to rear covered porch and garden. Steps to half landing (accessing shower room and garden room).

LAUNDRY/UTILITY ROOM 1.96m x 1.57m (6' 5" x 5' 2")

Countertop with inset one and a half bowl sink and mixer tap, range of fitted cabinets, plumbing for washing machine and space for additional appliances. Travertine flooring, vaulted ceiling with recessed downlighters and Velux window.

SHOWER ROOM

Suite comprising tiled double shower enclosure with glazed screen, vanity washbasin with fitted cupboards, mirror and lights and WC with concealed cistern. Splash tiling to half height, travertine flooring, radiator/towel rail, vaulted ceiling with downlighters and Velux window.

GARDEN ROOM 3.70m x 3.70m (12' 2" x 12' 2")

A double-aspect room which could also serve as an excellent main bedroom. Oak flooring with under floor heating, pendent and wall light points. Two sets of French doors opening onto the terrace and garden.

Access from entrance hall to:

BEDROOM ONE 3.80m x 3.50m maximum (12' 6" x 11' 6")

Range of fitted wardrobes, double radiator, window to front.

BEDROOM TWO 3.40m x 2.80m (11' 2" x 9' 2")

Double radiator, window to rear.

STUDY/BEDROOM 3 2.70m x 2.40m (8' 10" x 7' 10")

Double radiator, window to rear.

FAMILY BATHROOM

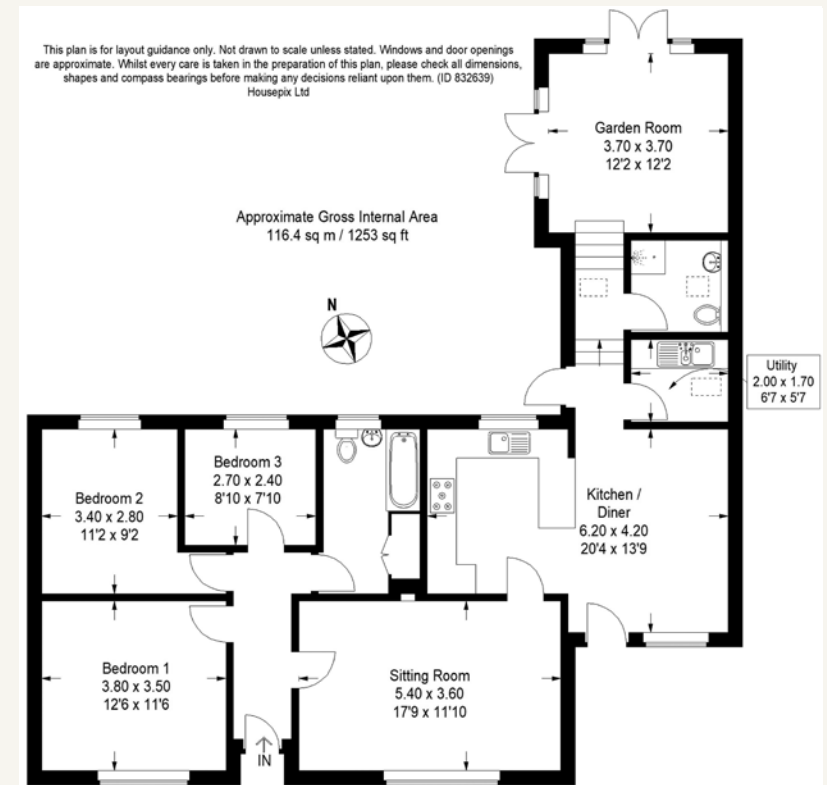
White suite comprising panelled bath with mixer tap hand shower and independent shower over with glazed screen, fully tiled surround, pedestal washbasin and close-coupled WC. Radiator/towel rail, linen cupboard, window to rear

OUTSIDE

The property is set back from the road with hedgerow to the front boundary, area of lawn with occasional shrubs and mature trees. Block-paved driveway leading to gravelled parking/turning space. Gated access at side of the property with security lighting, external central heating boiler and oil storage tank. The rear garden is not overlooked and offers an extensive area of lawn interspersed with mature trees, flower and shrub beds, mature hedge boundary, split level paved terrace with retaining wall and external lighting. Two timber sheds. 12ft. x 10ft. timber summerhouse, outside water tap and plug point.

TENURE

Freehold.





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