



**mustard**  
your hotspot for homes

#### At a glance

- Period Cottage
- Refurbished
- Two Bedrooms
- Original Features
- Two Stone Storage Barns
- Off-Road Parking
- EPC Rating D



**Hartwell Road**

Ashton, Northampton, Northamptonshire,  
NN7 2JR

**Offers Over  
£300,000**

## IN DETAIL

A refurbished two bedroom period cottage located in the highly desired area of Ashton. In brief this home comprises: two bedrooms, sitting room, kitchen, conservatory and a bathroom. This property also offers original features throughout, front and rear gardens, two stone storage barns and off-road parking for two vehicles.



### Entrance

Enter via the front door into an entrance porch where a door leads into the sitting room.

### Sitting Room

The sitting room includes wooden flooring, exposed original beams, built-in shelving, feature fireplace containing a cast iron wood-burning stove, stairs rising to the first floor landing, doors leading to the kitchen and bathroom, and glazed windows to the front and side aspects.

### Kitchen

The kitchen includes both base level and eye level units, a ceramic sink with mixer tap, ceramic tiled flooring, tiling to splashback areas, exposed original beams, a door providing access to a storage cupboard, and integrated appliances such as an oven, hob and extractor hood. There are also spaces for additional appliances such as a fridge/freezer and a washing machine. To the rear aspect is a glazed window and a wooden partially glazed door leading to the conservatory.



### Conservatory

The conservatory includes ceramic tiled flooring, and double glazed windows to the rear and side aspects. There's a single door to the side aspect, and double glazed French doors to the other side aspect, all of which provide access to the garden.

### Bathroom

The bathroom includes a WC, handwash basin, p-shaped bath with shower over, glass shower screen, full height wall tiling, floor tiling, exposed original beams, and an obscured double glazed window to the rear aspect.





## First floor landing

Stairs rise from the sitting room to the first floor landing where doors lead to bedroom one and to bedroom two.

## Bedroom One

Bedroom one includes carpeted flooring, exposed original beams and glazed windows to the front and side aspects.

## Bedroom Two

Bedroom two includes carpeted flooring, exposed original beams, and a glazed window to the rear aspect.

## Gardens

There is a garden to the rear of the property which is fully enclosed by a timber fence and brick wall, and is mainly laid to lawn. It also includes space for a shed, a shingle flower bed containing some shrubs, and a wooden gate providing access to the rear.

## Outside

The front of the property is a garden which has been landscaped over two levels. The first level has been mainly laid to artificial lawn and also includes a patio area for seating. A shingle footpath with stepping stone slabs leads to three steps which descend to the second tier; which has been laid to patio for seating and provides access to the front door. A wooden gate to the front leads to the driveway which has been laid to stone shingle and allows off road parking for two vehicles.



## Additional Info

**Mains Water, Gas, Electricity  
Local Authority: West  
Northamptonshire Council  
Council tax band B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(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			

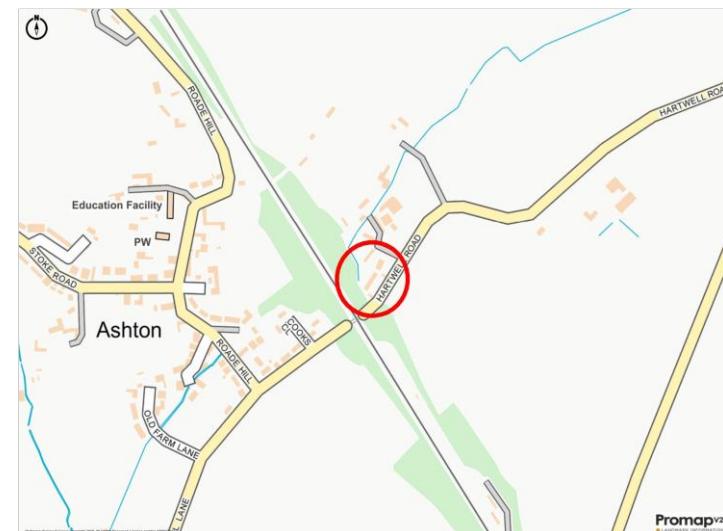
## Hartwell Road, Ashton, Northampton, NN7

APPROX. GROSS INTERNAL FLOOR AREA 746 SQ FT 69.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Mustard REF: 557987



# mustard

01327 350098 | 191 Watling Street West, Towcester, Northamptonshire, NN12 6BX

Mustard has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



rightmove

onTheMarket

@hotspotforhomes

@MustardHomes  
mustardhomes.co.uk