

# LANDIMORE PARK

Hardingstone, Northamptonshire NN4 6EF

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2 bedroom home with private garden and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Tilia Homes, is proud to present this small collection of **2 bedroom homes for shared ownership** at the popular Landimore Park development in Hardingstone, near Northampton.

Each features on the ground floor a living room and a separate kitchen/dining room with French doors which open on to the rear garden. There's also a useful downstairs cloakroom with WC and hand basin. Upstairs are two double bedrooms and a contemporary style family bathroom. Each of the properties comes with two allocated parking spaces and fully turfed rear gardens.

Hardingstone, a charming village on the southern edge of Northampton, is three miles from the town centre. The village boasts a pretty conservation area, a local shop for every day groceries, an attractive church, two pubs and a post office. For bigger shops a Waitrose and a Tesco Extra are a short drive from the development.

Northampton has plenty to offer with shopping, museums, sports facilities and a renowned theatre. The town's market square is one of the oldest and largest in Britain, dating back to 1235. Most days there is an open-air market in the square whilst the nearby pedestrianised Abington Street and The Grosvenor Centre offer an array of independent retailers and major high street names. Alternatively, you could always head to one of the out-of-town retail parks such as Weston Favell Shopping Centre, St James Retail Park and Riverside Retail Park.

For those who like to be outdoors, the village has beautiful open countryside on its doorstep. Barnes Meadow Nature Reserve has grassland and wetland bird habitats and Sywell Country Park, built around a former reservoir, has a playground and a native butterfly garden.

Hardingstone has a fantastic selection of local schools catering for primary, secondary and sixth form students. Preston Hedges Primary School, a few minutes' drive from the development, is rated as Outstanding by Ofsted.

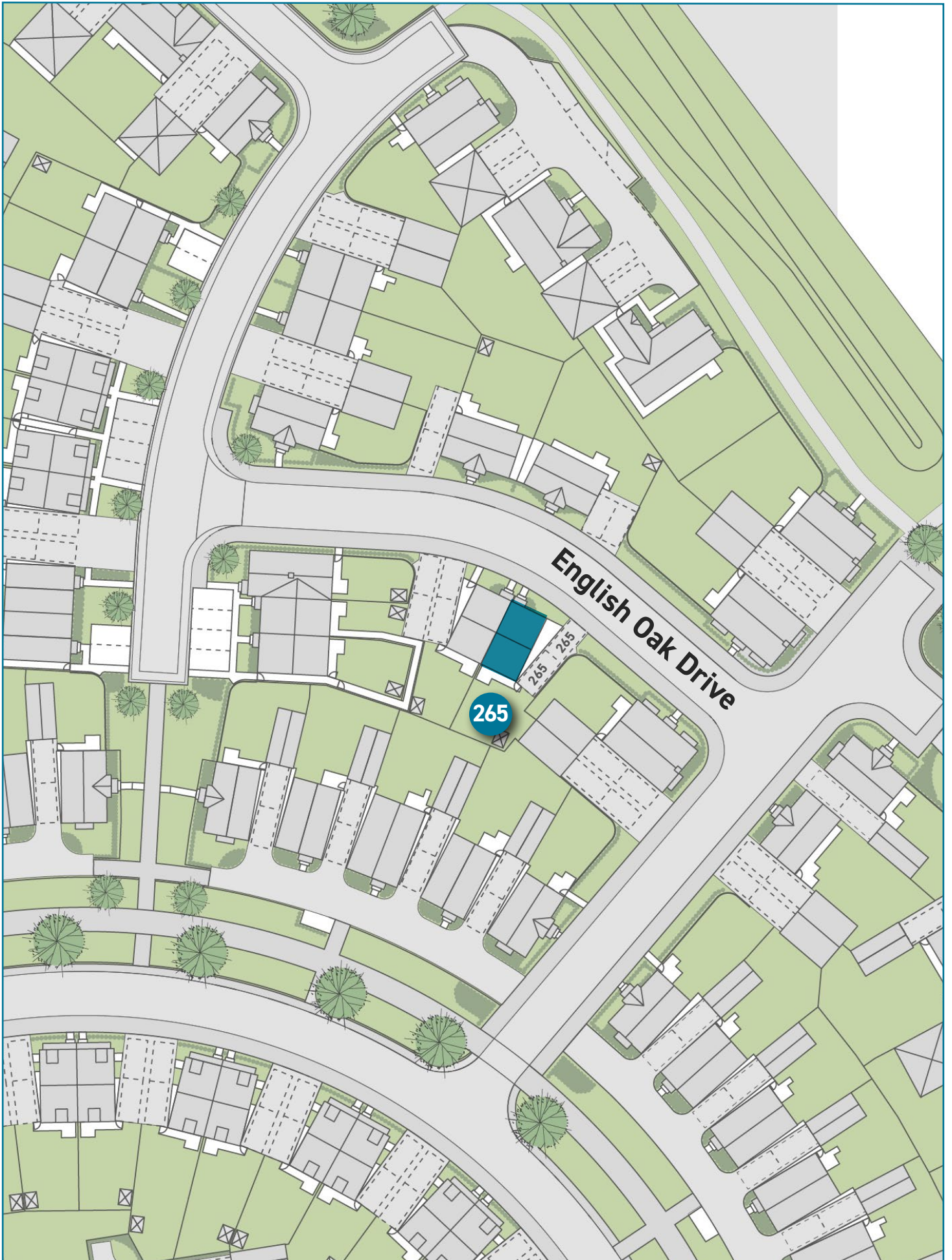
One of Hardingstone's best features is its convenient transport links. Access to main road links are close by with the M1 motorway being just two miles away at junction 15.

The station at Northampton offers direct train services to London Euston with journey times of around one hour. There are also excellent bus links serving the town and its outlying villages to destinations as far afield as Leicester, Bedford, Milton Keynes, and Peterborough. Both Luton Airport and the East Midlands Airport are easily accessible via the M1 motorway, and Birmingham Airport can be reached by train or by car via the M6 and M1 motorways.

- Barnes Meadow Nature Reserve 2.8 miles
- Northampton city centre 3 miles
- St James Retail Park 3.8 miles
- Northampton railway station 4 miles
- Riverside Retail Park 4.5 miles
- Weston Favell Shopping Centre 5.2 miles
- Sywell Country Park 8.4 miles
- Luton Airport 37 miles
- Birmingham Airport 46 miles
- London 65 miles



# SITE PLAN



# PLOT 265

3 English Oak Drive, Northampton, Northamptonshire NN4 6GN



## 2 bedroom semi-detached house

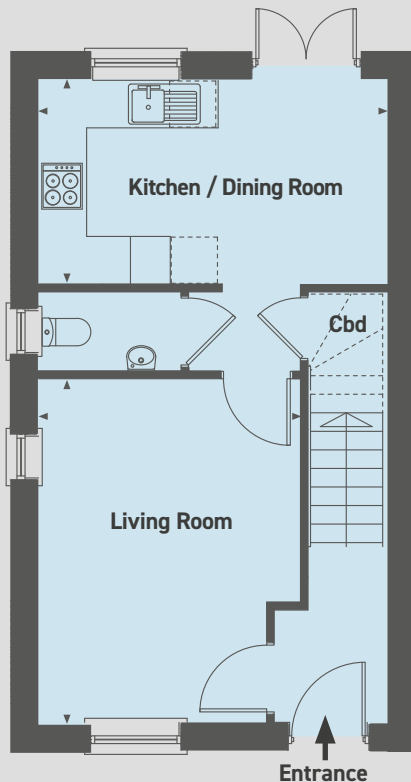
Parking space for 2 cars  
Turfed rear garden  
Downstairs WC

**£100,000 for a 40% share**

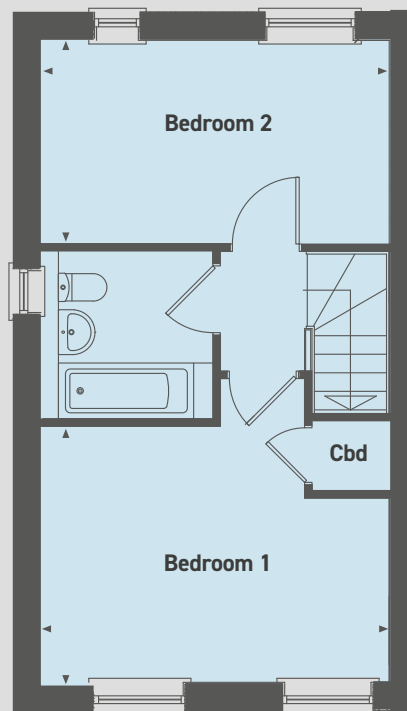
Open Market Value: **£250,000**

Monthly Rent: **£343.75**

Service Charge: **£123.47**



Ground floor



First floor

### Ground floor

Kitchen / Dining Room  
4.39m x 2.60m (14'4" x 8'5")

Living Room  
4.35m x 3.32 (14'2" x 10'8")

### First floor

Bedroom 1  
4.39m x 3.25m (14'4" x 10'6")

Bedroom 2  
4.39m x 2.60m (14'4" x 8'5")

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk). Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

