

Kings Lane  
Little Harrowden  
NN9 5BL

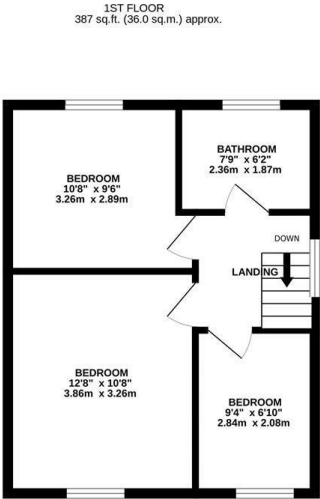
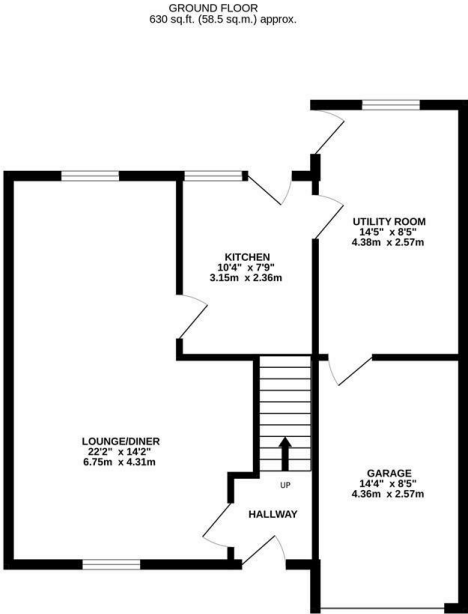
£300,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



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# WHAT'S GREAT?

## NO ONWARD CHAIN

Situated in the sought-after village of Little Harrowed, this delightful three-bedroom semi-detached home offers generous living space, excellent outdoor areas, and a peaceful setting with picturesque views.

To the front, the property boasts off-road parking, a single garage, and a well-maintained front garden featuring mature trees, a neat lawn, and a central pathway.

Inside, the accommodation begins with a welcoming entrance hall leading into a spacious lounge/diner. This inviting room benefits from underfloor heating, a cosy open fire, and ample space for a large sofa and dining table—perfect for entertaining or relaxing in comfort.

The kitchen offers a practical and well-proportioned space, fitted with a range of base and eye-level units and generous worktop areas. A standout feature is the oversized utility room,

providing additional storage and appliance space, along with direct access into the garage.

Upstairs, the property comprises two double bedrooms, with the master benefitting from built-in wardrobes. The third bedroom is a comfortable single or ideal home office. A family bathroom serves the upper floor, complete with a shower over the bath.

The rear garden is a true highlight. A large, paved seating area is perfect for outdoor dining, with steps leading down to a private, lawned garden that feels wonderfully secluded. A summer house with electricity provides a versatile space for hobbies or relaxation. At the far end, a second seating area offers breathtaking views over open fields—a tranquil spot to unwind.

This well-presented home blends village charm with modern convenience, making it an ideal choice for families, professionals, or those seeking a peaceful retreat.

...expect excellence



# SELLER'S SECRET

We love this house and it's been a great family home. Great community spirit in the village. We will miss the quiet location and beautiful views.



## Why we like it....

The house is located in a sought after area. Has lovely views and the garden space is a true highlight.

# OSCAR JAMES

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To buy or not to buy....

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