

2 Barn Court  
Barn Court  
Little Harrowden  
NN9 5BX

£575,000

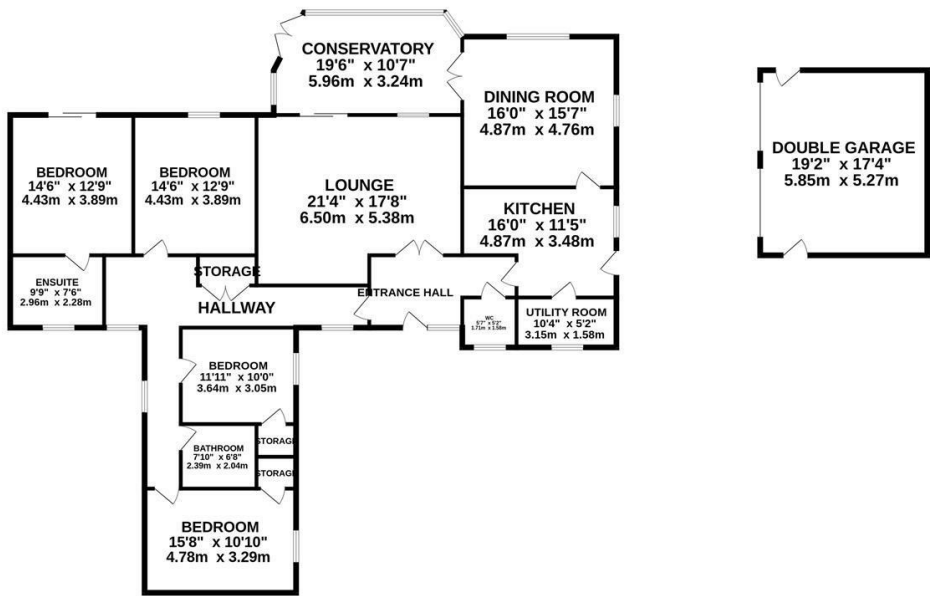


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
2505 sq.ft. (232.7 sq.m.) approx.



TOTAL FLOOR AREA : 2505 sq.ft. (232.7 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...



Three spacious receptions



Light and airy kitchen with utility



Four double bedrooms



Ensuite bathroom, family bathroom and separate WC



A stunning wrap-around garden enjoying a scenic view of the Northamptonshire countryside



Sweeping driveway, set behind private gates and a DOUBLE detached garage



# WHAT'S GREAT?

Occupying an enviable plot and set back from the main road behind private gates, making for privacy and peace, is this beautiful FOUR bedroom BARN CONVERSION offering level-living over a generous floor plan, covering approximately 2500 sq ft. This home presents a rare opportunity for those seeking a tranquil lifestyle and offers breath-taking views of the unspoiled rolling countryside.

As you step inside, you are welcomed by a generous hallway with Karndean flooring that leads to a well-appointed kitchen with ample storage, a spacious lounge with an exposed stone chimney breast and open fire. Further to this, you will find a formal dining room which boasts dual aspect views of the rear and a conservatory perfect for enjoying the surrounding scenery.

The layout is designed for comfortable living, with FOUR DOUBLE BEDROOMS located on the far side of the property. The master bedroom is particularly impressive, featuring fitted wardrobes and drawers, a four piece ensuite bathroom and sliding doors that open directly onto the rear garden.

Completing the interior are a family bathroom, a separate WC, and a utility room, ensuring that all

your practical needs are met.

The exterior of the property is equally appealing, with a mature garden that envelops the home, creating a serene outdoor space. A sweeping driveway accommodates several vehicles and the double garage equipped with power and lighting, offers additional convenience.

This remarkable property also enjoys the benefits of SOLAR PANELS and is offered to the market with NO ONWARD CHAIN, making it an ideal choice for those looking to move swiftly into their new home. With its enviable location and generous living space, this bungalow is a true gem in the heart of Little Harrowden which is close to main road links and both Wellingborough and Kettering railway station making it the ideal location for commuters.

High interest is anticipated, call sole selling agents Oscar James to organise your viewing!

...expect excellence



# SELLER'S SECRET

Having lived here for almost 40 years it will be an absolute wrench to leave, we wish we could pick up the view and take it with us!



## Why we like it....

A one of a kind home, with spacious accommodation over one floor. This home offers a wrap around plot and outlook which is rare to come by!

# OSCAR JAMES

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To buy or not to buy....

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