

46 Main Street
Little Harrowden
Wellingborough
NN9 5BB

£270,000



OSCAR JAMES

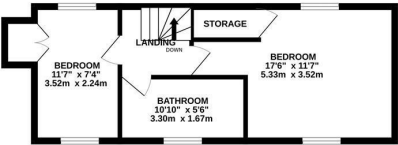
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FLOOR PLANS

GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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...



Dual aspect living room



Traditional fitted kitchen and separate utility/boot room



Two double bedrooms



Upstairs family bathroom



Sunny rear garden with access to the front



On street parking



WHAT'S GREAT?

Offered to the market in the picturesque village of Little Harrowden, Wellingborough, this charming two bedroom semi-detached cottage is a delightful blend of character and modern convenience. The property is brimming with original features, enhanced by contemporary upgrades, including underfloor heating in the lounge, hallway, and dining room, ensuring comfort throughout.

Upon entering, you are welcomed into a spacious lounge that benefits from dual aspect windows and patio doors leading to the serene rear garden. The dining room is a true highlight, featuring a working multi-fuel burner set within a stunning stone inglenook fireplace, creating a warm and inviting atmosphere. This room seamlessly connects to a beautifully refitted traditional kitchen which enjoys an outlook onto the rear garden.

The first floor reveals two generously sized double bedrooms, both dual aspect,

allowing for an abundance of natural light. The family bathroom is thoughtfully designed, with tasteful tiles covering the wet areas, while exposed beams throughout the home add to its unique charm. Additionally, a practical utility/boot room provides ample storage and has space for white goods, enhancing the functionality of this lovely home.

The garden is a true sanctuary, offering a high degree of privacy. It features a spacious patio area, a lush lawn, and mature shrubs, making it an ideal space for relaxation and outdoor entertaining.

Little Harrowden is a highly sought-after location, boasting excellent road links, access to primary schooling, and picturesque countryside walks right on your doorstep. This property is a rare find and is sure to attract considerable interest. We invite you to call today to arrange your viewing appointment and experience the charm of this wonderful home for yourself.

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SELLER'S SECRET

We have lived here for almost 20 years now and it's been a great home. The village has been great for us and our kids growing up as the primary school is just across the road and we spend endless hours walking across the fields with our dog to the neighbouring villages.



Why we like it....

This a quirky property, brimming with character and in a highly desirable village location. We're excited to show prospective buyers this home.

OSCAR JAMES

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To buy or not to buy....
