

Orlingbury Road
Little Harrowden
NN9 5BH

£325,000



OSCAR JAMES

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FLOOR PLANS



Ground Floor
Floor area 83.3 sq.m. (896 sq.ft.)

First Floor
Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 125.9 sq.m. (1,355 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



AT A GLANCE...



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WHAT'S GREAT?

Nestled on a fantastic plot in the highly sought-after village of Little Harrowden, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living.

Set back from the road behind attractive wooden gates, the property benefits from a generous private driveway providing ample off-road parking. Upon entering, you are welcomed by a spacious entrance hallway leading to a bright and inviting lounge diner, perfect for relaxing or entertaining. The heart of the home is the contemporary kitchen, finished to a high standard and offering storage and worktop space. To the rear, a stunning floor-to-ceiling glazed garden room floods the home with natural light and provides a seamless connection to the beautiful rear garden. Completing the ground floor is a practical utility room and a convenient downstairs W/C.

Upstairs, the property offers three well-proportioned bedrooms, all providing comfortable accommodation, along with a

family bathroom.

Externally, the rear garden is a true highlight of the home. Exceptionally private, beautifully landscaped and meticulously maintained, it features multiple paved seating areas ideal for outdoor entertaining, a well-kept lawn that is easy to maintain, attractive planted borders, and a large timber storage shed offering excellent additional storage.

Occupying an enviable plot in one of the area's most desirable villages, this wonderful home combines generous living space, a superb garden and a fantastic location, making it an excellent opportunity for families and those looking to enjoy village living.

...expect excellence



SELLER'S SECRET

We have loved living in this wonderful home, especially the peaceful village setting and the beautiful, private garden that has been perfect for relaxing and entertaining family and friends. The bright garden room has become our favourite space, bringing the outdoors in all year round, while the spacious layout has given us plenty of room to grow. With excellent parking, a fantastic community and countryside walks on the doorstep, it has been a truly special place to call home.



Why we like it....

Occupying a fantastic plot in the highly desirable village of Little Harrowden, this beautifully presented three-bedroom semi-detached home offers generous living space, stylish interiors and an exceptional landscaped garden. Featuring a contemporary kitchen, stunning glazed garden room, ample off-road parking and versatile family accommodation throughout, this is a superb opportunity to acquire a home that perfectly combines modern living with the charm of village life.

To buy or not to buy....

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com