



17 Kings Lane

Little Harrowden, Northamptonshire NN95BL



**Simpson & Partners**



## 17 Kings Lane

A stunning 4-bedroom family home situated on an imposing plot.

 4  4  5



## About the Property

Offered for sale is this stunning, stone built, four bedroom detached property situated in the highly sought after village of Little Harrowden. Built over three floors and boasting approx. 3000 square feet of living space this property offers amazing accommodation throughout. The property is located on a quiet lane on the edge of the village and sits on an imposing 0.3 acre plot which has been fully landscaped by its current owners. The property also offers excellent road and transport links and is within a 10 minutes drive to the nearest train station situated in Kettering. There is also a wide range of nearby amenities again within a short drive.

Accessed via electric wrought iron gates, the front block paved driveway offers off road parking for three/four cars.

On entering the property there is access to the lower level area which consists of a 31' lounge with an open plan kitchen area plus a downstairs WC. This area leads into the games room plus offers side access onto the sunken terrace. This whole area has great potential to be used as a separate annex living area for older children or elderly relatives. This could also be a great guest area.

The upper level consists of a 17' lounge to the front as well as an additional downstairs WC. The kitchen area offers beautiful, fitted kitchen units with quartz worktops and a Belfast sink with chrome tap fittings and also boasts a double Falcon Range cooker further built in appliances as well as a wine chiller. There is side access into the boot room which has access to the rear garden and also access to the utility room. Opening through from the kitchen is the 17' dining room which again offers great living space for entertaining guests. This area is further complimented by an open plan access to the newly built 18' conservatory to the rear with tri-folding doors making the most of the access to the rear. There are four double bedrooms, bedroom one with luxury fitted en-suite bathroom and a family shower room.

**Price £750,000**



- Entrance Hall:
- Ground Floor Lounge:
- Games Room:
- Kitchen Area:
- WC:
- Living Room:
- Kitchen:
- Dining Room:
- Conservatory:
- WC:
- Boot Room:
- Utility Room:
- Bedroom 1:
- En-Suite Bathroom:
- Bedroom 2:
- Bedroom 3:
- Bedroom 4:







Situated in this highly sought-after location.









### Energy Efficiency Rating

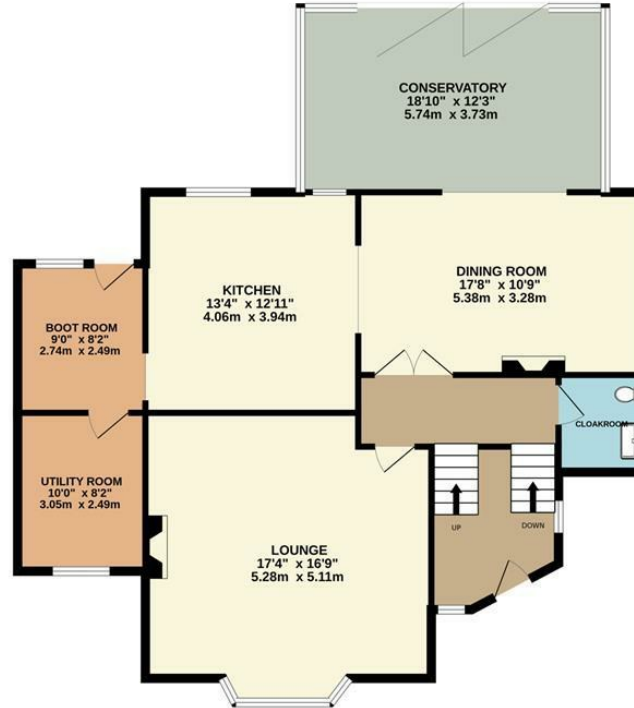
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



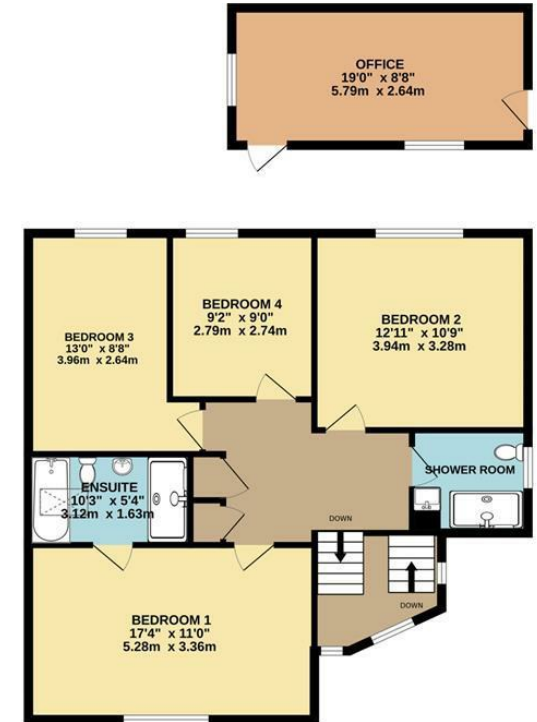
LOWER GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



GROUND FLOOR  
1235 sq.ft. (114.7 sq.m.) approx.



FIRST FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 3106 sq.ft. (288.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given  
Made with Metropix ©2024

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN