



44 The Willows  
Little Harrowden, NN9 5BJ



**Simpson & Partners**

Occupying an enviable position within the desirable village of Little Harrowden and with views over open countryside is this refurbished 3-bedroom semi-detached property. The property is offered in excellent condition throughout and benefits from a refitted kitchen and bathroom as well as Upvc double glazing and gas radiator heating and is offered with NO CHAIN.

On entering the property, you are greeted with a great sized 28ft open plan lounge / dining area with an open plan staircase. There is access to the kitchen situated to the rear and you have great countryside views from both the dining area and kitchen. The modern fitted kitchen has great storage and offers a range of built in appliances. To the first floor are 3 bedrooms plus a refitted 4-piece bathroom suite.

Outside to the front is a lawned area with side access to the rear. The rear garden consists of a further lawned area and shrub borders plus fantastic views over countryside. There is also a single garage situated in a block close to the property.



Offers In Excess Of £265,000



3



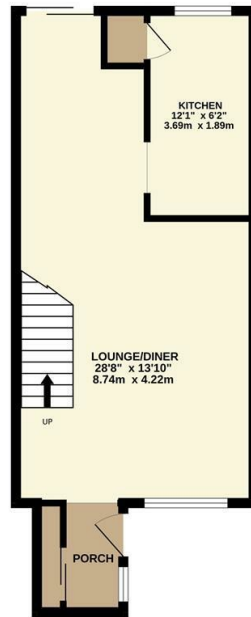
1



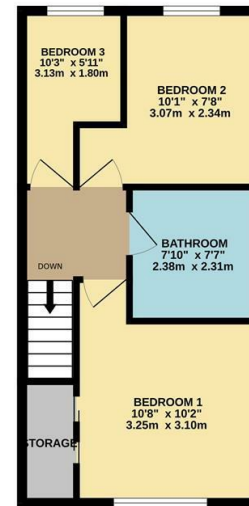
2



GROUND FLOOR  
429 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of these, sections, items and area 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 Metrage 12/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	



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