



38 Kings Lane
Little Harrowden, NN9 5BL



Simpson & Partners

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This superb three bedroom semi-detached property is located in the charming village of Little Harrowden and offers the perfect blend of comfort and countryside living. The home features off road parking and a single garage for added convenience, while benefiting from modern UPVC double glazing and gas radiator heating.

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About the Property

*** END OF CHAIN *** This superb three bedroom semi-detached property is located in the charming village of Little Harrowden and offers the perfect blend of comfort and countryside living. The home features off road parking and a single garage for added convenience, while benefiting from modern UPVC double glazing and gas radiator heating.

One of the property's most appealing features is its position backing onto beautiful countryside, providing picturesque views that create a truly serene setting from the first floor. The thoughtfully designed accommodation begins with an entrance hall that leads to an impressive 23' lounge/dining room, complete with an attractive feature fireplace place with an open fire. The rooms also benefits from electric underfloor heating.

The heart of the home showcases a modern white fitted kitchen equipped with built-in appliances, complemented by a large utility room that has the flexibility of previously serving as a fourth bedroom. Ascending to the first floor reveals three well-proportioned bedrooms and a contemporary fitted bathroom suite.

The outdoor space is equally impressive, featuring block paved off-road parking for multiple vehicles.

The rear garden offers the best of both worlds with a practical paved seating area perfect for entertaining, alongside a lawn area that provides an excellent degree of privacy for relaxation and family activities. Summerhouse with power connected. Fabulous seating area at the foot of the garden with views across open countryside.

This exceptional property truly warrants an internal viewing to fully appreciate all it has to offer.

Offers Over £300,000



Entrance Hall:

Lounge/Dining Room:

Kitchen:

Utility Room:

First Floor Landing:

Bedroom 1:

Bedroom 2:

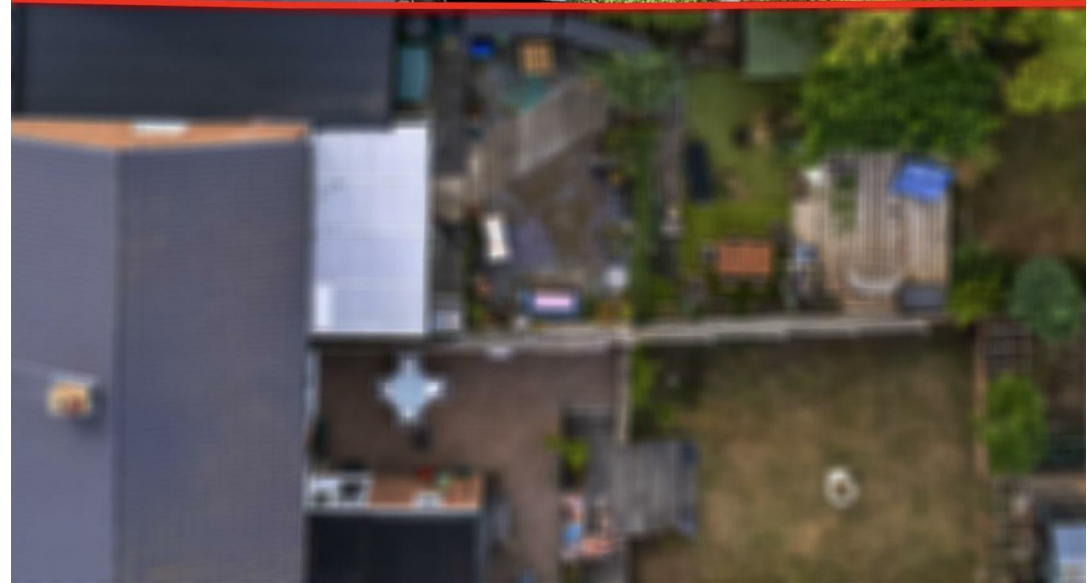
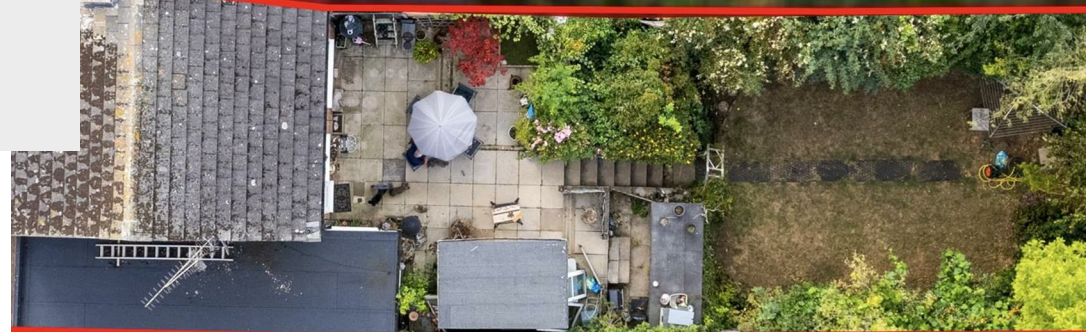
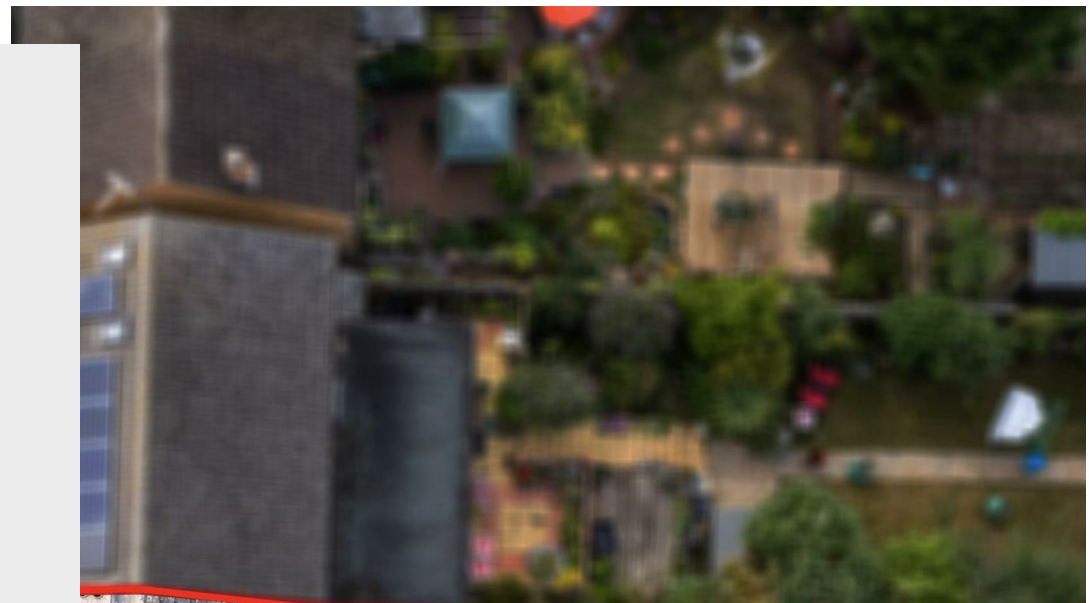
Bedroom 3:

Bathroom:

Front:

Garage:

Rear Garden:







Superb Family Home, With Views To Rear.







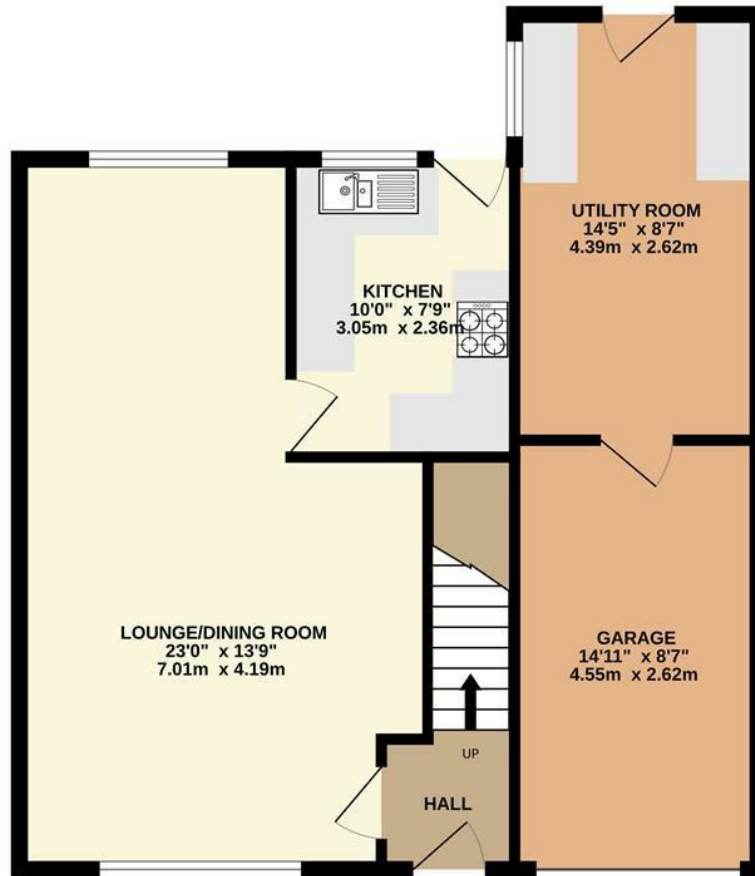
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

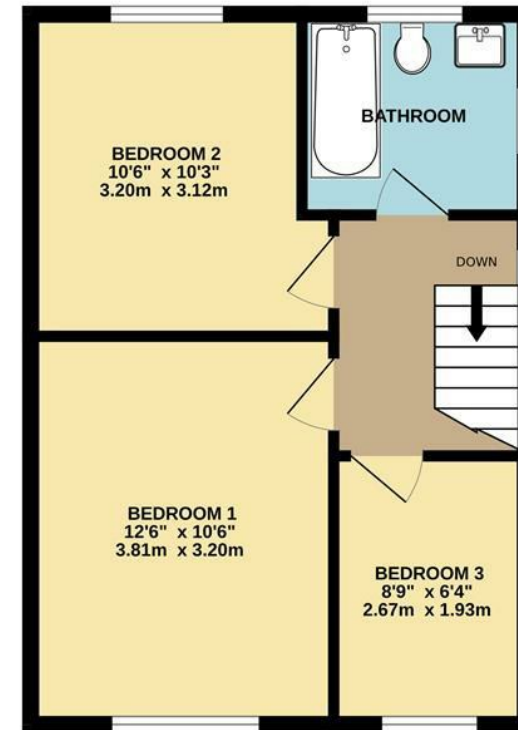


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GROUND FLOOR



1ST FLOOR



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01536 518200

kettering@simpsonandpartners.co.uk

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

1 Silver Street, Kettering, Northants, NN16 0BN