

The Lilacs  
Primrose way Church Road  
Hargrave  
Wellingborough  
NN9 6XN

£960,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

\*\*\* Check out our video\*\*\*

Enjoying views over open countryside to the rear along with a large frontage, detached double garage and generous wrap around garden in a secure gated, courtyard environment.

Built by locally renowned, award winning builders 'Prestige Design and Build' this wonderful home simply must be viewed to be appreciated.

Internally the layout comprises; welcoming entrance hall with full height vaulted ceiling, stunning kitchen family room with a range of high end units, top quality appliances & composite work surfaces which leads into a gorgeous lounge with full height ceiling and floor to ceiling glazing over looking the garden and countryside views beyond along with feature hand carved stone fireplace. The bi folding doors from the Kitchen/family room and a further set of bi folding doors from the lounge, really bring the outside inside.

Four double bedrooms, each with their own en-suite luxury bathroom, study and utility room.

The specification also includes underfloor heating, heritage windows, landscaped gardens, tiled and carpeted floors, alarm system and also attic trusses offering scope to easily extend to create a second floor subject to planning consent of course.

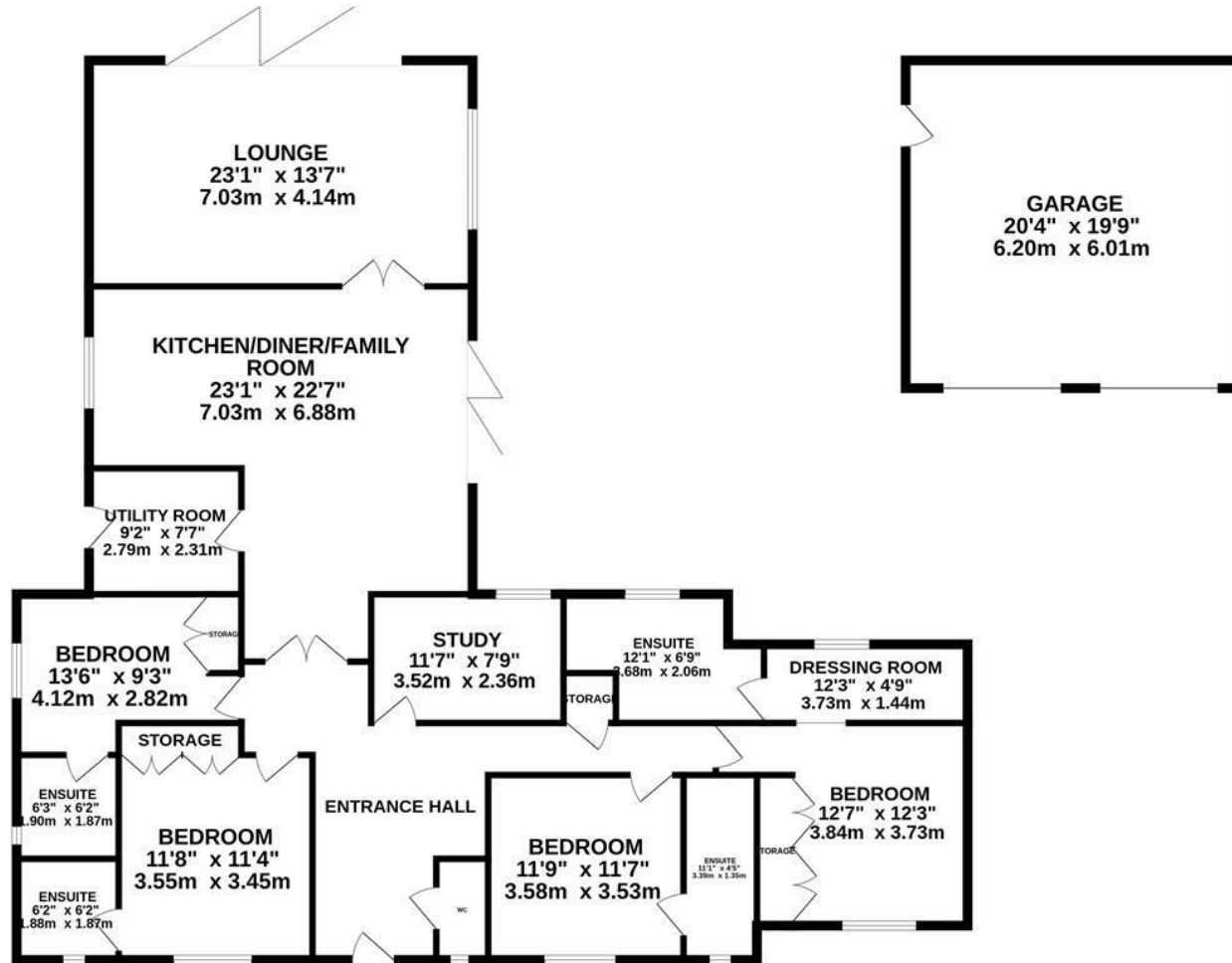
Hargrave is just a few miles from Kimbolton and within easy access of excellent local road links with the A14, A6 & A45 all within a short drive. Direct access to London by rail is easily accessible in under 1 hour from local stations Huntingdon, Wellingborough & Bedford.

Rarely do bungalows of this size and quality come to the market and as such we expect strong interest, to register yours or to arrange a viewing please contact sole selling agents Oscar James today.

...expect excellence

# Floor Plan

GROUND FLOOR  
2330 sq.ft. (216.5 sq.m.) approx.



TOTAL FLOOR AREA : 2330 sq.ft. (216.5 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...



Lounge & Study



Open Kitchen/Diner & Separate Utility



Four Double Bedrooms



Four En-suites & Separate Cloakroom



Wrap Around Gardens



Detached Double Garage & Gated Off Road Parking









# SELLER'S SECRET

Being a modern property it's so well insulated, even with no heating on it's always warm when you come in from the cold. We will really miss the ever changing views of the countryside.



*Why we like it....*

This property has so much going for it that we ran out of room. the best advice we can recommend is that you simply come and view this amazing, one of a kind property.

*To buy or not to buy....*

## OSCAR JAMES

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