









# welcome to

# The Willows, Little Harrowden

Offered for sale is this very well presented, extended four bedroom home located in a popular village. The property offers large, open plan downstairs living space leading to a modern kitchen. A further benefit includes a home office to the rear of the garage.













#### **Entered Via:**

Double glazed door and sidelights to:

### **Entrance Hall**

Radiator, built-in cupboard, glazed door to:

# **Lounge Area**

15' 10" x 14' max ( 4.83m x 4.27m max ) Double glazed window to front, stairs to first floor landing, opens to:

# **Dining Area**

13' 4" x 7' 4" max ( 4.06m x 2.24m max ) Double glazed doors to rear garden, radiator, door to home office/play room.

# **Home Office / Play Room**

11' 10" x 6' 6" ( 3.61m x 1.98m )

Double glazed door to rear, door to garage, ideal for home office, play room or utility.

### Kitchen

12' 6" x 6' 2" ( 3.81m x 1.88m )

Fitted base units with work surface over, one and a half bowl stainless steel sink and drainer unit, tiled surrounds, wall mounted central heating boiler, space for white goods, double glazed window to rear.

# Landing

Stairs from lounge to first floor landing, loft access.

## **Bedroom One**

10' 10" plus recess x 10' 4" plus recess ( 3.30m plus recess x 3.15m plus recess )

Double glazed window to front, radiator, overstairs cupboard, large recess, ideal for wardrobes.

#### **En Suite**

WC, circular wash hand basin with storage below, shower cubicle, tiled walls radiator, extractor.

### **Bedroom Two**

12' 6" plus recess x 6' 10" ( 3.81m plus recess x 2.08m ) Double glazed window to front, radiator, "wardrobe" recess, second loft access.

### **Bedroom Three**

12' plus recess x 6' 10" ( 3.66m plus recess x 2.08m ) Double glazed window to rear, radiator, "wardrobe" recess.

#### **Bedroom Four**

10' 4" x 6' (3.15m x 1.83m)

Double glazed window to rear, radiator.

#### **Bathroom**

12' 10" x 7' 10" ( 3.91m x 2.39m )

A large, former bedroom incorporating WC, wash hand basin, bath, shower cubicle, tiled surrounds, radiator, extractor, double glazed window to rear.

## Outside Front Garden

There is lawn to the front and side with borders and double width block paved drive leading to a single garage.

#### Rear Garden

Fence enclosed to incorporate a good size lawn with borders, with a paved patio for seating.





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# The Willows, Little Harrowden

- Four bedrooms with en-suite to master bedroom
- Large open plan living space
- Home office/playroom/utility
- Plenty of parking and a garage
- Popular village location

Tenure: Freehold EPC Rating: C

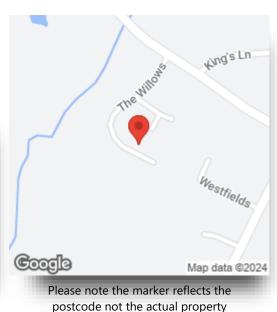
offers over

£300,000









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