









# welcome to

# The Willows, Little Harrowden

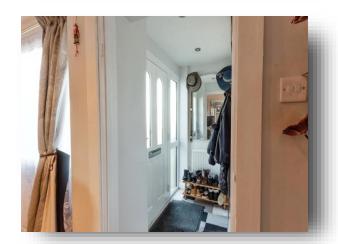
A rare opportunity to purchase this refurbished three bedroom semi detached family home located in the sought after village of Little Harrowden in a cul-de-sac position. The property boasts beautiful views over open countryside, refitted kitchen with built-in appliances and refitted bathroom.













#### **Entrance Hall**

Part frosted double glazed door to side, further full length double glazed window to side, radiator, built-in cloaks cupboard housing boiler, radiator. ceiling light.

## Lounge

13' 10" x 16' 8" ( 4.22m x 5.08m )

Double glazed window to front, radiator, ceiling lighting, stairs rising to first floor landing.

## **Dining Room**

13' x 7' 3" ( 3.96m x 2.21m )

Double glazed patio door to rear, wood laminate flooring, ceiling lights, radiator.

#### Kitchen

12' 10" max x 6' 2" ( 3.91m max x 1.88m )

Full length window to rear. Kitchen comprising one and a half bowl stainless steel sink unit inset to work surface, base and wall storage units, under unit lighting, built-in oven, hob and extractor hood, further built-in fridge/freezer, dishwasher and washing machine, wood laminate flooring, tiled splash backs, built-in larder cupboard, ceiling lighting.

# First Floor Landing

Hatch to loft space (part boarded), with light and power.

#### **Bedroom One**

10' 7" x 10' 2" ( 3.23m x 3.10m )

Double glazed window to front, full length mirror wardrobes, radiator.

#### **Bedroom Two**

10' 1" x 7' 8" ( 3.07m x 2.34m )

Double glazed window to rear over looking fields, radiator.

#### **Bedroom Three**

10' 1" x 5' 9" ( 3.07m x 1.75m )

Double glazed window to rear over looking fields, radiator.

#### **Bathroom**

Suite comprising free standing bath, built-in double shower cubicle, vanity unit with wash hand basin, low level WC, tiled splash backs, ceiling lights, extractor fan, wall mounted heated towel rail.

## Outside Rear Garden

Overlooking field, enclosed by timber fencing and conifer hedge, laid mainly to lawn, gravelled patio area, side pedestrian access.





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# The Willows, Little Harrowden

- Three bedroom semi detached family home
- Renovated over the last three years
- Refitted kitchen with appliances
- Refitted bathroom with separate shower cubicle
- Views over open countryside and cul-de-sac position

Tenure: Freehold EPC Rating: D

offers in the region of

£255,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WBR113514



Property Ref: WBR113514 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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