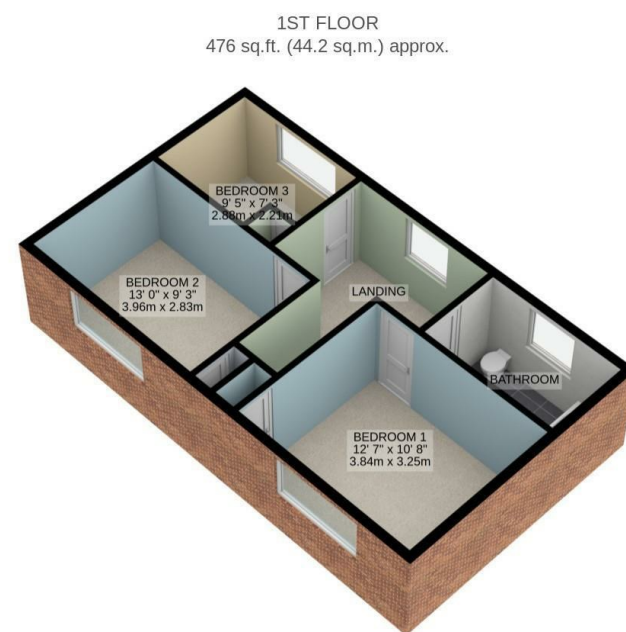
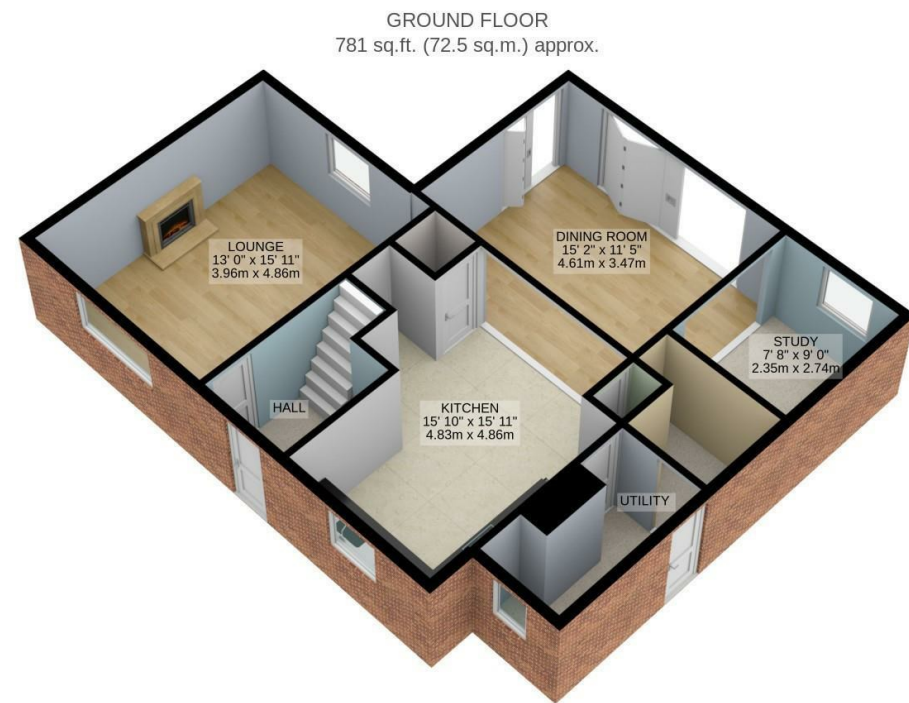


High Street, Harrington NN6 9NU



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.



High Street, Harrington NN6 9NU

- Three bedrooms
- Outstanding Views
- Fantastic extension to enjoy open views
- Beautiful Village location
- Larger than average rear garden

PRICE
£420,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** Enjoying impressive countryside views to the rear and tree-lined outlook to the front is this outstanding three bedroom extended Family home with good size gardens, all of which must be viewed. Double glazed and Gas Central heating. Reception Hall, Lounge/sitting room with wood Burner and front to back views, Re-fitted Kitchen/Diner integrated appliances, pantry cupboard and side hallway to Separate W.C and Utility area. The landing offers three bedrooms and re-fitted Bathroom. Walled front garden with pond and good size c.16.5m (55') rear garden rear on to open Countryside.

Approx floor area 109 sq.m (1,170 sq.ft)

ENTRANCE

Via composite opaque glazed door, opening to Entrance Hall

ENTRANCE HALL

Having stair case raising to first floor landing and contemporary style vertical radiator, panelled doors to Lounge/Sitting Room and extended Kitchen/Dining/Family Room, Karndean flooring

LOUNGE/SITTING ROOM

Having dual aspect double glazed windows to front and views beyond, wood burner fire with stone hearth and display mantle, fitted double cupboard with solid wood work top and two radiators

KITCHEN/DINING/FAMILY ROOM

This is a particular feature to the property for family living and to enjoy splendid views over rear garden with open countryside beyond, the Kitchen offers a comprehensive range of refitted soft close Shaker style high and base level cupboard units with solid wood work tops and innova sink, central island providing additional storage and wine rack, integrated dishwasher, fridge/freezer as well as built in double oven, hob and extractor, double glazed window to front and panelled door to Side Hall, continuation of Karndean flooring through to extended open plan family room/study having bifold doors to side and rear onto decking area, sky light windows and spot lights, walk through to Study/Home Office Area, further door to pantry area and understairs alcove

STUDY/HOME OFFICE AREA

Having further window to rear and radiator

SIDE HALL

Doors leading to Utility Area and Cloakroom/Wc and double glazed door to rear

UTILITY AREAR

Having plumbing for automatic washing machine

CLOAKROOM/WC

Comprising close coupled Wc and wash hand basin

LANDING

Having double glazed window enjoying views over countryside, panelled doors to Three Bedrooms and Bathroom

BEDROOM ONE

Having double glazed window to front and radiator and built in wardrobe/cupboard

BEDROOM TWO

Having double glazed window to front, radiator and built in wardrobe/cupboard

BEDROOM THREE

Having double glazed window enjoying views over rear garden and countryside beyond and radiator

BATHROOM

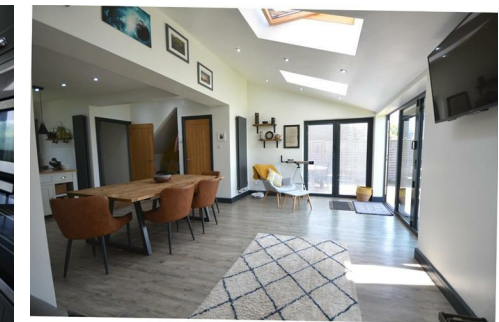
Refitted suite comprising close coupled Wc, bowl wash hand basin and jacuzzi panelled bath with shower and screen over, opaque double glazed window to rear and spot lights

OUTSIDE FRONT

The property occupies an elevated position set back from the road behind stone wall and mostly grassed front garden with pond, shared gateway and path leading to the entrance door and rear garden via the side gate. Concealed Gas Fuel tank (beneath ground)

OUTSIDE REAR

The rear garden is an additional feature to the property extending approximately 16.5m (55 sq ft Approx) mostly laid to lawn and immediate paved patio and decking area which you can enjoy panoramic views over countryside, timber shed



call to view 01536 418100

