



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Main Street, Little Harrowden, NN9  
"Village Life"

3 1 4





## "Village Life"

Little Harrowden offers lovely rural walks, a village primary school, picturesque church and easy access to both Kettering and Wellingborough, their respective railway lines accessing London St Pancras International in under an hour. This fabulous mid mews cottage offers a surprisingly large, extended interior, with versatile living space and lots of potential. There is an entrance hall, living room with feature fireplace, a social kitchen/dining room as well as a generous snug and adjoining study. Upstairs the shower-room is well appointed and the three bedrooms are great sizes. Gas central heating and UPVC double glazing completes the inside. Outside there is a fore garden and a generous rear garden with useful, large outbuilding. Well-connected village living.

**Kitchen/Dining Room** - 4.83m x 2.01m (15'10" x 6'7")

**Living Room** - 4.47m x 3.78m (14'8" x 12'5")

**Study** - 2.87m x 2.18m (9'5" x 7'2")

**WC** - 2.82m x 1.4m (9'3" x 4'7")

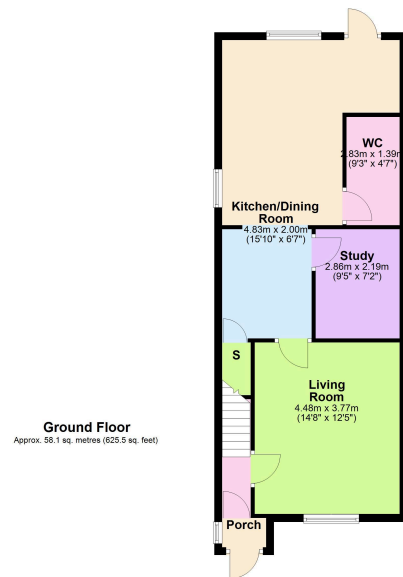
**Bedroom 1** - 3.56m x 2.87m (11'8" x 9'5")

**Bedroom 2** - 3.81m x 2.69m (12'6" x 8'10")

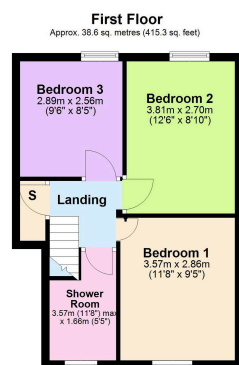
**Bedroom 3** - 2.9m x 2.57m (9'6" x 8'5")

**Shower Room** - 3.56m x 1.65m (11'8" x 5'5")





Total area: approx. 96.7 sq. metres (1040.8 sq. feet)



- Gas Central Heating
- UPVC Double Glazing
- Village Location
- Generous Kitchen/Diner
- Versatile Layout
- Three Bedrooms
- Generous Rear Garden
- This property has an element of flying freehold
- COUNCIL TAX: B
- EPC RATING: PENDING



15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

