



**HENDERSON
CONNELLAN**

ESTATE AGENTS

High Street, Harrington NN6 9NU
Northampton

"Rural England"

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Can be admired in all its glory with the undulating views of rolling countryside which adjoin the back of this creatively extended semi-detached home situated in this most desirable village. Fine walks are literally on your doorstep which can be rewarded with a treat at the respected Tollemache Arms, Market Harborough, Kettering, Wellingborough, and Northampton are all within an easy reach. The impressive interior features an entrance hall, living room enjoying the warmth of a multi fuel burner and an extensive kitchen/dining/family room which is a fabulous social space with twin sets of bifold doors creating an open aperture to the garden for those lovely warm summer months. A utility room adds extra practicality and there is also a guest cloakroom which is big enough to accommodate a shower if desired. Upstairs there are three bedrooms, two of which are double sized and a principal bathroom. This is a rare opportunity to buy a home in this most sought after village.

Living Room - 4.85m x 3.86m (15'11" x 12'8")

Kitchen/Dining/Family Room - 8.53m x 7.16m (28'0" x 23'6")

Guest WC - 2.06m x 1.65m (6'9" x 5'5")

Bedroom 1 - 4.04m x 3.25m (13'3" x 10'8")

Bedroom 2 - 3.86m x 3m (12'8" x 9'10")

Bedroom 3 - 2.82m x 2.11m (9'3" x 6'11")

Bathroom - 2.97m x 1.63m (9'9" x 5'4")

- Open Plan Kitchen/Dining/Family Room
- Guest Cloakroom with Potential to be a Shower Room
- Living Room with Multi Fuel Burner
- Three Bedrooms
- Front Garden has Attractive Stone Wall and Pond
- Fabulous Rear Garden
- Desirable Sought After Village of Harrington
- LPG Gas Central Heating and Mostly UPVC Double Glazed Windows
- EPC RATING: E
- COUNCIL TAX: C

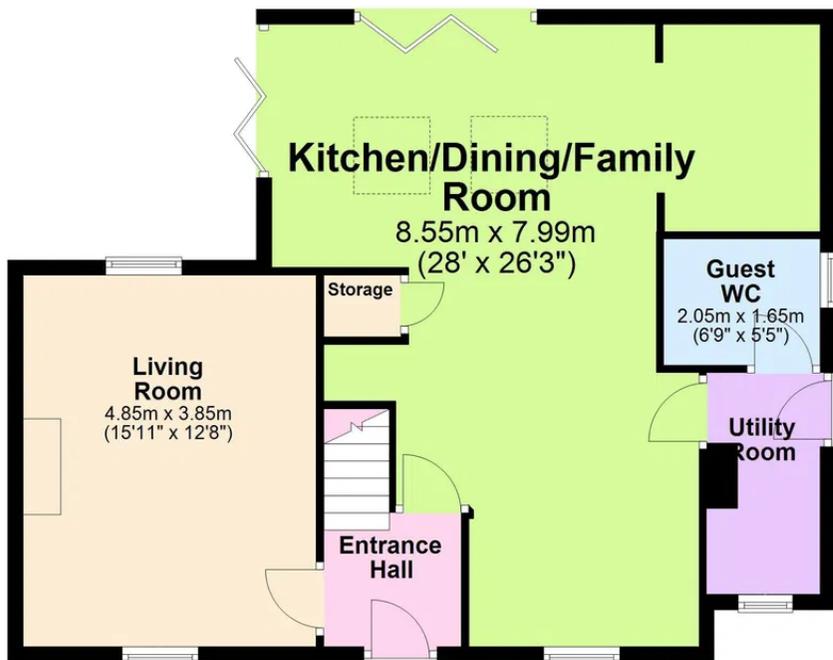
Tenure: Freehold





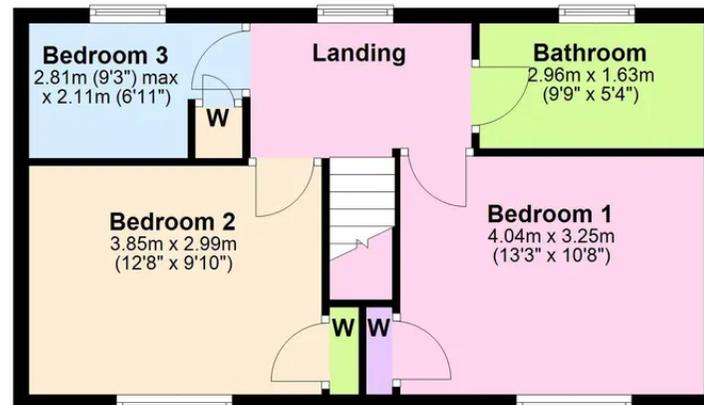
Ground Floor

Approx. 70.4 sq. metres (757.8 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 114.1 sq. metres (1227.6 sq. feet)



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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.

