



HARWOODS

Chartered Surveyors & Estate Agents



21 The Willows, Little Harrowden
Northants NN9 5BJ

Asking Price £247,500 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591

E : res@harwoodsproperty.co.uk

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T : 01933 221616

E : lettings@harwoodsproperty.co.uk



21 The Willows, Little Harrowden, Northants NN9 5BJ

Looking for space? This 1960s built end of terrace house features a large 2 storey side extension creating valuable space on both floors. The house is located on the edge of the popular village of Little Harrowden and is a short walk to open countryside. Little Harrowden is placed between the larger Towns of Wellingborough and Kettering that offer a number of amenities, but the Village does offer a Primary School, Park and Working Mens Club.

The house itself offers a large open plan living space to the ground floor that measures 25 feet in width with additional kitchen, dining room and shower room all to the ground floor. Upstairs there are 4 bedrooms (3 doubles and a single) and a refitted bathroom suite. Outside there are gardens to both the front and rear along with a garage in a block.

Please note that the house is elevated from the road and is accessed via steps or ramp walkway.

A viewing is recommended to appreciate the space on offer and Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Hall

Approaching the house from the front, square hall with storage cupboard. Internal door into the Living Room.

Living Room

16'4" x 13'11" (4.98m x 4.24m)

Large living space that features laminated flooring, double glazed window to the front, radiator, opening to the family room and door to the kitchen dining room.

Family Room

18'4" x 10'11" (5.59m x 3.33m)

Forming part of the extension, a lovely size room that features laminate flooring, double glazed window to the front, radiator and an opening to the dining room.

Kitchen Dining Room

13'4" x 13'11" (4.06m x 4.24m)

Good size refitted kitchen that features base and wall mounted cupboards, oven and gas hob, work tops, sink and drainer. Tile splash backs, plumbing for a washing machine. Patio doors to the rear garden and separate door.

Dining Room/Bedroom

10'6" x 6'11" (3.20m x 2.11m)

Versatile room that features laminate flooring, radiator, patio doors and door to the shower room.

Shower Room

Shower cubicle, WC, wash hand basin.

First Floor Landing

Long landing that has fitted carpet, window to the side, loft hatch, separate storage cupboards and doors to all room.

Bedroom 1

13'8" x 11'0" (4.17m x 3.35m)

Fitted carpet, double glazed window to the front, radiator and fitted carpet.

Bedroom 2

10'2" x 10'10" (3.10m x 3.30m)

Double glazed window to the rear, fitted carpet, radiator and airing cupboard housing the gas fired boiler.

Bedroom 3

6'7" x 10'8" (2.01m x 3.25m)

Fitted carpet, double glazed window to the front, radiator, storage cupboard and separate over stairs storage cupboard.

Bedroom 4

10'1" x 5'10" (3.07m x 1.78m)

Fitted carpet, double glazed window to the rear and radiator.

Bathroom

Good size suite that is mainly tiled and features a bath with shower over, WC, wash hand basin double glazed window to the rear and radiator.

Front Garden

The house is elevated from the road and has steps rising to the property. The garden is mainly gravelled with a paved pathway leading to the front door.

Rear Garden

Timber fence enclosed garden that enjoys a sunny southerly facing. Paved patio with steps leading up to a lawn garden.

Garage

Garage in a block. Metal up and over door. The land to the left of the garage does not belong to the property.

Council Tax Demand

North Northamptonshire Council.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Referral Fees

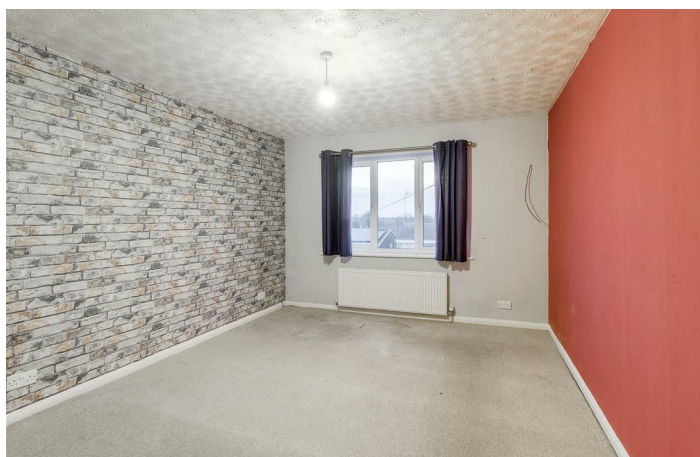
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

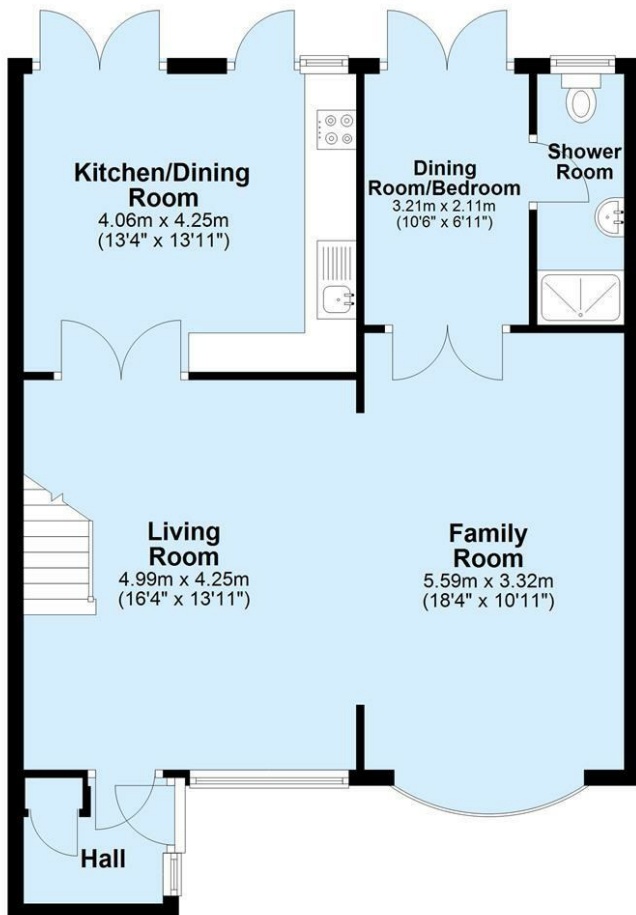




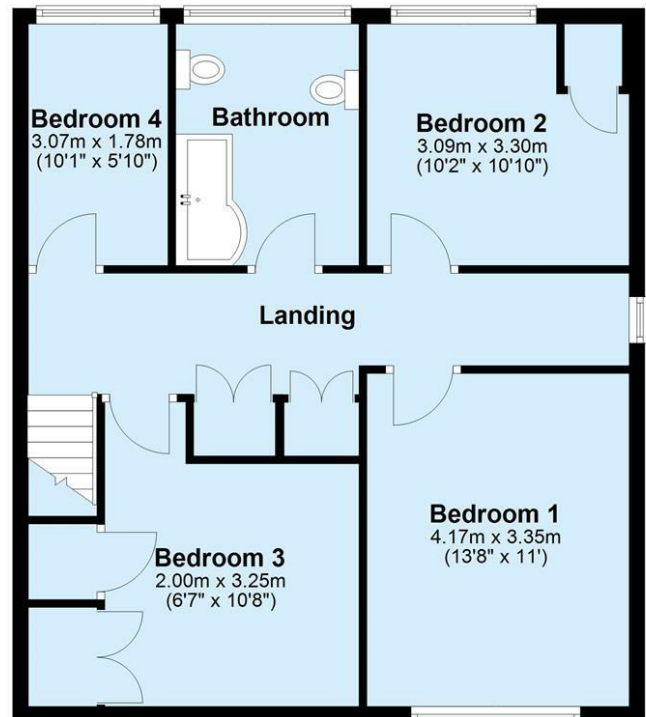
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	