30 Orlingbury Road
Little Harrowden
Northamptonshire
NN9 5BH

£325,000





OSCAR JAMES

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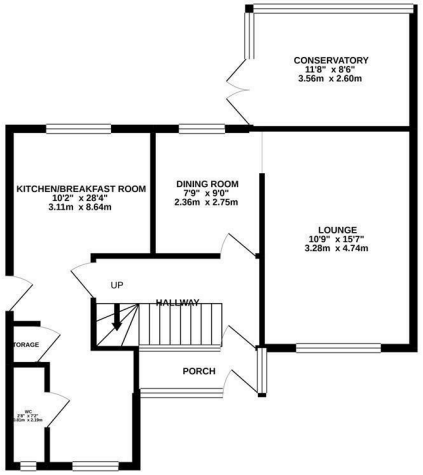
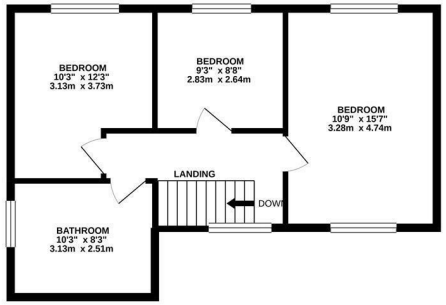
FLOOR PLANS

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Three reception rooms
- Fitted kitchen with utility area
- Three good sized bedrooms
- Ground floor WC and upstairs family bathroom
- Beautiful front and rear gardens with rolling countryside views
- Off road parking for several vehicles





WHAT'S GREAT?

Enjoying a picturesque setting within the popular village of Little Harrowden, with beautiful views across the surrounding rolling countryside, this fantastic three-bedroom semi-detached home offers spacious accommodation and an impressive plot with exciting potential.

Little Harrowden is a highly regarded village in North Northamptonshire, ideally positioned for commuters with convenient transport links and benefitting from a well-regarded primary school and a local public house.

Occupying a larger-than-average plot, the property boasts an impressive frontage with considerable scope for future development, subject to the necessary planning permissions.

The ground floor begins with a generous porch leading into a spacious entrance hallway. The accommodation continues with a separate dining room and a sizeable lounge, complete with a feature fireplace, log burner and sliding doors opening into the conservatory. The kitchen has been thoughtfully extended and has maximised use of the additional space which is dual aspect and flooded with light. With plenty of storage, space for white goods and an allocated dining area, this is an ideal setting for family gatherings and entertaining! Further to this you'll also find access to both the rear garden and a convenient downstairs WC.

Upstairs, three well-proportioned bedrooms, two of which are double in size, complemented by a family bathroom, completing the internal accommodation.

Externally, the rear garden enjoys a good degree of space, featuring a patio seating area and a delightful outlook across the countryside. Side access leads to the front of the property, where a larger-than-average driveway provides off-road parking for multiple vehicles.

An excellent opportunity to acquire a spacious village home with countryside views and further potential. Please contact Oscar James to arrange your viewing.

...expect excellence



SELLER'S SECRET

Having enjoyed living in this wonderful home for a number of years I am now looking to downsize locally. Little Harrowden is a fantastic village offering a lovely community feel!





Why we like it....

A great property on a fantastic plot, in a popular location. There is lots of scope for future development if desired!

To buy or not to buy....

OSCAR JAMES

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