



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Main Street, Little Harrowden, NN9
"Surprise Package"

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"Surprise Package"

This exceptional, double fronted cottage offers a sensational interior with a fusion of character and modern styling with a surprising large interior. Situated in the heart of Little Harrowden with primary school, idyllic church and fine rural walks, yet just a short drive from Kettering and Wellingborough with their respective. Mainline stations connecting to London St Pancras in under an hour. The fabulous accommodation comprises a spacious entrance hallway, guest cloakroom and cellar access. The living room is a great size with multi fuel burner and a fabulous refitted kitchen/dining /family room is a great space for social gathering complete with useful pantry. Upstairs you will find the family bathroom and five generous bedrooms, four of which are double in size and the fifth could easily accommodate a double bed if required. Outside the private rear garden is beautifully kept enjoying a sunny aspect with cobbled patio, striking stone walling and a mature tree offering summer shade, double gates provide the option for off road parking. Viewing is an absolute must.

Kitchen/Dining Room - 2.77m x 8.94m (9'1" x 29'4")

Living Room - 5.44m x 3.45m (17'10" x 11'4")

Pantry - 1.45m x 2.54m (4'9" x 8'4")

Bedroom 1 - 2.74m x 5.18m (9'0" x 17'0")

Bedroom 2 - 2.59m x 2.01m (8'6" x 6'7")

Bedroom 3 - 2.82m x 3.1m (9'3" x 10'2")

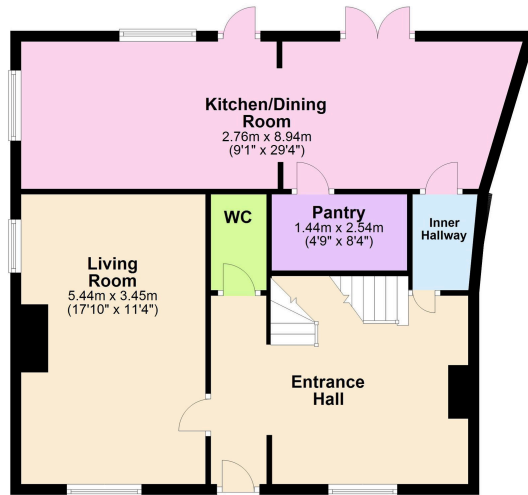
Bedroom 4 - 2.74m x 2.01m (9'0" x 6'7")

Bedroom 5 - 2.54m x 3.71m (8'4" x 12'2")

Bathroom - 2.01m x 3.66m (6'7" x 12'0")

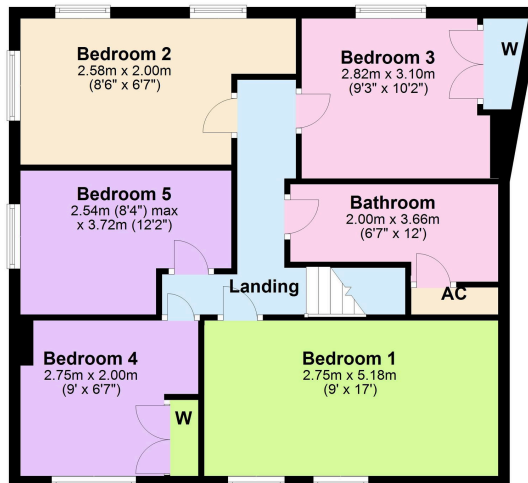


Ground Floor
Approx. 69.8 sq. metres (750.9 sq. feet)



Total area: approx. 138.4 sq. metres (1490.0 sq. feet)

First Floor
Approx. 68.7 sq. metres (739.2 sq. feet)



- Gas Central heating
- Sympathetically styled UPVC double glazing
- Generous Kitchen/Dining/Family Room
- Living Room with Woodburner
- Five generous Bedrooms
- COUNCIL TAX: D
- EPC RATING: C



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.

