LOCAL AMENITIES

Situated in the quiet village of Little Harrowden between Wellingborough and Kettering, 18 The Willows (NN9 5BJ) offers a peaceful rural lifestyle while staying close to practical town amenities. The village features a strong community feel, home to the local Little Harrowden Community Primary School, the historic Lamb village pub, and an active village hall hosting local events. Comprehensive shopping and everyday services are just a 5-to-10-minute drive away in neighbouring Wellingborough, including major supermarkets such as Sainsbury's, Tesco, and Morrisons, alongside doctors' surgeries and pharmacies. For secondary education, well-regarded institutions including Redwell Primary and Sir Christopher Hatton Academy are within easy reach. Leisure and retail options are plentiful, with the premier Rushden Lakes Shopping Centre nearby for destination dining, shopping, and cinema, as well as scenic countryside walks around the surrounding Northamptonshire landscape

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM

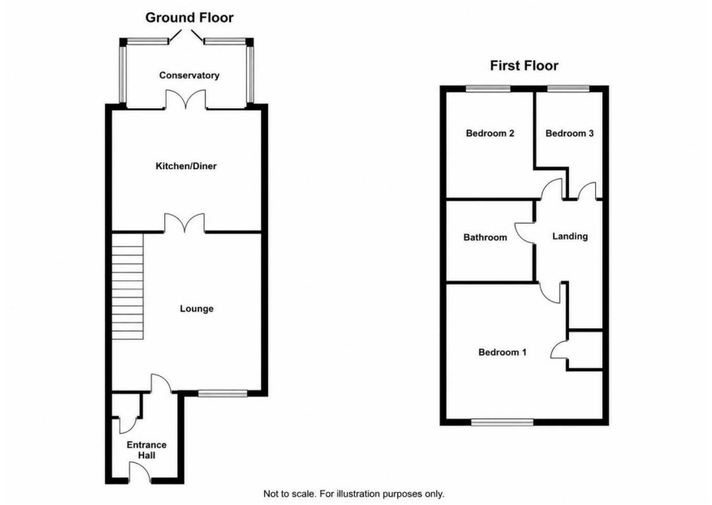
The purchaser will be required to pay a buyers premium charge of £1,800 ex VAT (£2,160 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

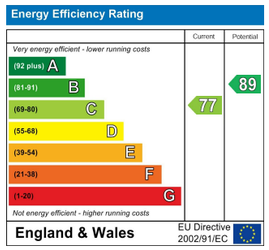
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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

18 The Willows, Little Harrowden, Wellingborough, NN9 5BJ



For auction Auction Guide £145,000

** FOR SALE BY LIVESTREAM AUCTION ON 12TH NOVEMBER AT 11AM**
GUIDE PRICE RANGE: £145,000 - £170,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Located in the popular village of Little Harrowden, this well-presented three-bedroom home offers an attractive turnkey investment or owner-occupier opportunity. Offered with vacant possession and presented in excellent condition throughout, the accommodation comprises a spacious lounge, kitchen/diner, conservatory, three bedrooms and a modern family bathroom. Externally, the property benefits from an attractive rear garden with composite decking and a single garage. With an estimated rental income of £1,200 PCM (£14,400 per annum), representing an attractive gross yield of approximately 8% at the guide price, the property offers strong investment credentials with minimal works required.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

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ACCOMMODATION

ENTRANCE HALL

LIVING AREA

15'7 x 13'11

UPVC Double glazed windows to front aspect, radiators, carpet flooring, staircase to first floor, double doors into kitchen



KITCHEN / DINER

12'7 x 13'11

UPVC Double glazed window to rear aspect looking into conservatory, base & wall level wooden kitchen units, cooker with extractor fan, oven, stainless steel sink & double door access to conservatory



CONSERVATORY

8 x 12'2

UPVC windows & french doors to access rear garden



FIRST FLOOR

LANDING

BEDROOM ONE

12'1 x 10'8

UPVC Double glazed windows to front aspect, carpets & radiator



BEDROOM TWO

10'8 x 7'9

UPVC Double glazed windows to rear aspect, carpets & radiator



BEDROOM THREE

10'8 x 5'10

UPVC Double glazed windows to rear aspect, carpets & radiator



BATHROOM

7'4 x 7'2

Bathtub with shower connector, hand wash basin with storage, mirror cabinet on wall, tiled walls & flooring & low level WC



OUTSIDE

FRONT GARDEN

Stoned & paved front entrance, space for bin storage at the front

REAR GARDEN / GARAGE

Raised wooden decking at rear, partial slates & stones, wooden fenced borders with rear gate access through footpath. Separate garage storage near property.



SERVICES

Main water, drainage & electrics, UPVC double glazing throughout, gas central heating.

COUNCIL TAX

Wellingborough Council Tax B

HOW TO GET THERE

Situated in the quiet village of Little Harrowden, Philip Court (18 The Willows, NN9 5BJ) is easily accessible by car via the A509 (connecting Wellingborough and Kettering) and the A43, providing smooth road connections into Northampton, Kettering, and towards the A14. For train commuters, Wellingborough Railway Station is conveniently located just a 10-minute drive (approx. 4 miles) away, offering direct East Midlands Railway services into London St Pancras International in around 45–50 minutes, as well as northbound services towards Kettering and Leicester.