

# HENDERSON CONNELLAN

ESTATE AGENTS



Pear Tree Farm Close, Little Harrowden NN9

## "Versatile Coach House in a Charming Village Setting"

Nestled in a delightful village, this exceptional coach house offers a blend of contemporary living and convenient connectivity. Enjoy the benefits of local amenities, including a historic church, a welcoming pub, and a primary school, all within easy reach. For commuters, the property provides excellent access to Kettering and Wellingborough mainline stations, offering fast train services to London St Pancras in under an hour. This very special home boasts distant field views, adding to its unique charm. The stunning interior is thoughtfully arranged over two floors, featuring a designer open-plan kitchen/dining/living room on the first floor, complete with integrated appliances and elegant granite work surfaces. This versatile home boasts two double bedrooms, each with its own ensuite, with one conveniently located on the ground floor and the other on the first floor. Outside, you will find private off-street parking and a charming courtyard garden. The property benefits from gas central heating and sealed unit double glazing.

- Spacious and beautifully presented throughout
- Gas central heating with newly fitted boiler in June 2025
- Sealed unit double glazed windows
- Entrance Hallway - with stairs to the first floor
- Kitchen/Dining/Living Room - is a fabulous open plan space. The kitchen has a range of base and eye level units, one and half bowl sink unit with mono bloc tap and drainer inset to granite worktops, integrated double oven and four ring gas hob with extractor, fridge, freezer and washing machine. Kitchen island with breakfast bar and engineered Oak flooring
- There are two double bedrooms one is located downstairs both with en-suite. The upstairs room with dressing area and built in wardrobes
- Main ensuite -with low level WC, pedestal wash hand basin with mono bloc tap, panel enclosed bathtub with shower and glass shower screen, heated towel rail, ceramic tiled splash backs and flooring
- Second ensuite with low level WC, pedestal wash hand basin with mono bloc tap, glass shower enclosure, heated towel rail, ceramic tiled splash backs and flooring

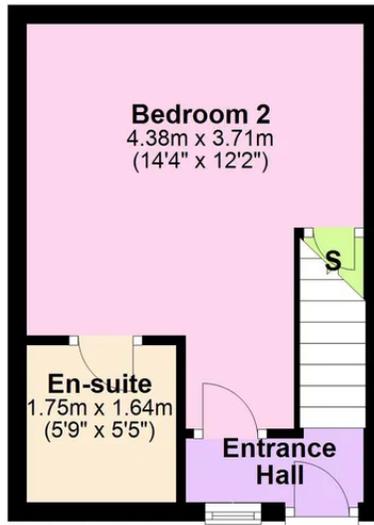
Externally, the property provides the convenience of private off-street parking for two cars and a low-maintenance courtyard garden, perfect for outdoor relaxation. Enjoy the best of both worlds with a peaceful village environment and excellent transport links to major towns and London.





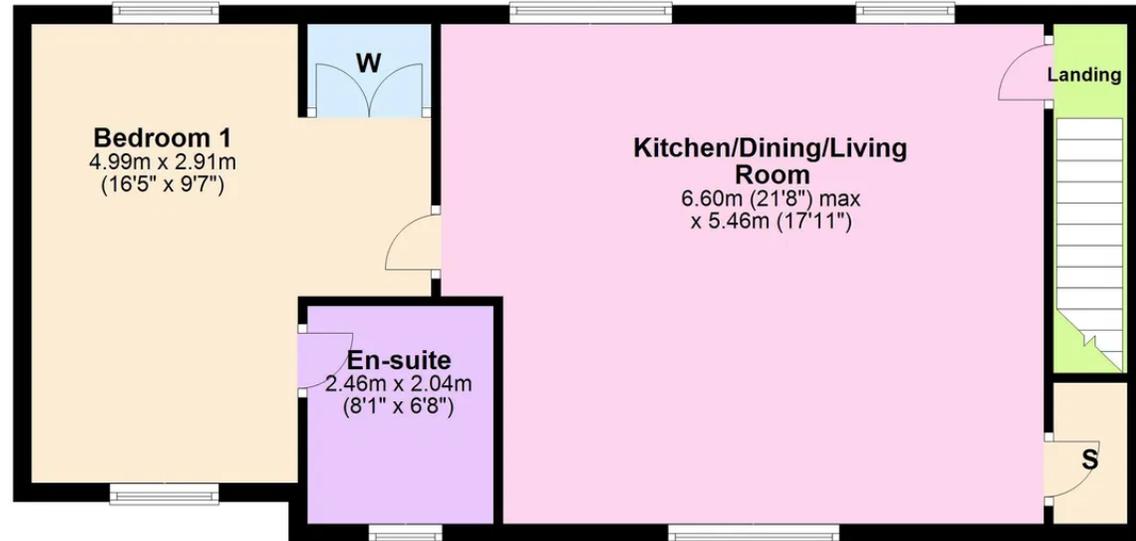
## Ground Floor

Approx. 19.3 sq. metres (208.1 sq. feet)



## First Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 83.3 sq. metres (896.8 sq. feet)