34 Orlingbury Road
Little Harrowden
Wellingborough
NN9 5BH

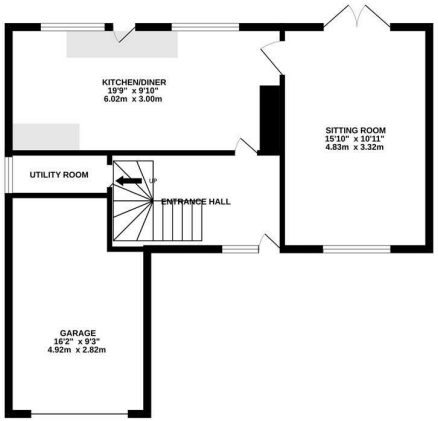
£325,000

OSCAR JAMES

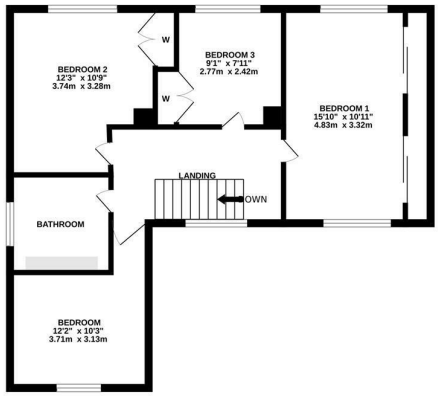
...expect excellence

FLOOR PLANS

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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...

- Large dual aspect lounge with working fireplace
- Kitchen/breakfast room
- Four generously sized bedrooms
- Upstairs family bathroom
- Beautifully landscaped rear garden enjoying countryside views
- Driveway providing off road parking for several vehicles and single garage

WHAT'S GREAT?

Situated in the highly sought-after village of Little Harrowden, this well-presented four-bedroom family home enjoys attractive countryside views to the rear and offers generous living accommodation throughout.

The property has been lovingly maintained by the current owners and is presented in excellent order, providing a home that is ready to move straight into. The ground floor features a spacious lounge which is dual aspect with patio doors to the rear and it's ideal for relaxing and entertaining.
The kitchen/breakfast room provides ample workspace and storage, creating a practical hub of the home with space for white goods and built in appliances. A utility cupboard completes the downstairs.

Upstairs, there are four generously sized bedrooms, all well-proportioned and served by a family bathroom, making the property perfectly suited to growing families.

Externally, the beautifully landscaped rear garden provides a wonderful outdoor space to enjoy, backing onto open countryside and offering delightful views across the surrounding landscape. Whether relaxing on a summer evening or entertaining guests, the garden provides a peaceful setting rarely found.

To the front, a substantial driveway offers off-road parking for several vehicles, complemented by a single garage, ensuring ample parking and storage options.

Located within this desirable Northamptonshire village, the property combines the benefits of countryside living with convenient access to nearby towns, amenities and transport links. Offering spacious accommodation, excellent presentation and stunning rural views, this is a fantastic opportunity to acquire a well-cared-for family home in an enviable village location.

Call sole selling agent Oscar James to arrange your viewing appointment!

SELLER'S SECRET

Having lived here for the best part of three decades we have thoroughly enjoyed our home. The garden was particular draw for us and we will truly miss it as we don't expect to be lucky enough to find a garden like ours when we move.

Why we like it....

A spectacular village home with countryside views. High interest is anticipated!

To buy or not to buy....

OSCAR JAMES

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