



30 The Willows

Little Harrowden, NN9 5BJ



Simpson & Partners

Nestled in the charming village of Little Harrowden, this three-bedroom semi-detached property on The Willows offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home is ideal for both relaxation and entertaining guests. The inviting lounge with feature fireplace provides a warm atmosphere, while the kitchen/breakfast room, complete with a door leading to the rear garden, is perfect for family meals and gatherings.

Upstairs, you will find a well-appointed shower room, serving the three bedrooms, each offering ample space and natural light. The property also boasts off-road parking for up to three vehicles, along with a single garage, ensuring that parking is never a concern.

The rear garden presents a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This property is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a peaceful village setting while still being close to local amenities.

With its attractive features and prime location, this semi-detached home on The Willows is a must-see for anyone seeking a comfortable and inviting residence in Little Harrowden.

Guide Price £260,000



3



1

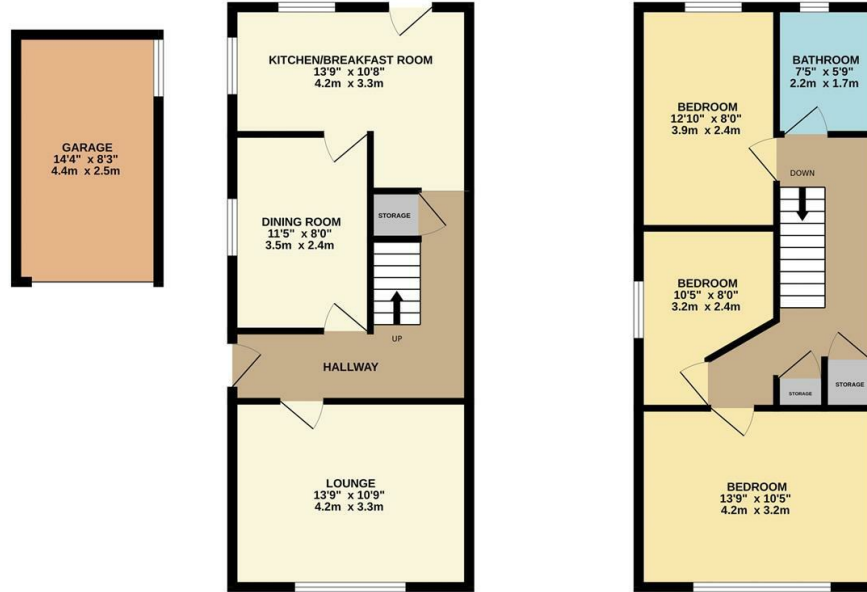


2



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropack E2026.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN