



Wellingborough Road, Little Harrowden, NN9 6BE





With sun-drenched rear garden and views across paddocks just two of the amazing features of this exclusive development of four newly constructed homes.



Wildlife and nature adorns the surrounding area of this popular location in Little Harrowden and must be viewed to be appreciated.



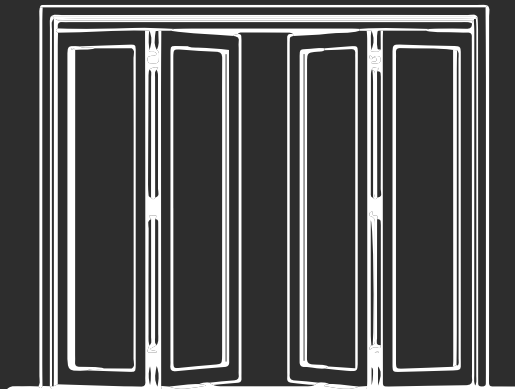
Newly constructed with 8 years builders warranty remaining, this open plan four bedroom detached family home boasts a selection of unique features including a ground floor sun room with roof lantern and bi-folding doors to the rear garden.

The space feels airy as the rear of the house takes on the summer sun all day long.

The large open plan ground floor offers versatile living accommodation with a fully fitted kitchen including AEG appliances and feature lighting.

To the first floor you'll find four bedrooms with amazing views at the rear.

Each bedroom has generous power and TV points and there are three built in double storage cupboards/wardrobes. The primary bedroom is en-suite and the stylish bathrooms include feature lighting and rainfall showers while the family bathroom also has an illuminated jacuzzi bath.









GROUND FLOOR

Entrance Hall

Enter via double glazed door to front aspect, staircase rising to first floor, dual light fittings, radiator, doors to Cloakroom WC, Under Stairs Cupboard, Lounge Area and Kitchen Diner.

Lounge 6.48m x 3.35m (21'3" x 11'0")

Double glazed window to front aspect with radiator under, TV and aerial points, dual light fittings and door through the hallway.

Kitchen Diner 5.69m x 3.61m (18'8" x 11'10")

Double glazed window to rear aspect and French doors opening onto the rear garden. The fully fitted kitchen comprises of a range of wall and base mounted storage units with work surfaces over, black one and a half sink bowl and drainer, appliances include AEG induction hob, double oven, extractor hood, 70/30 fridge freezer, integrated dishwasher and washing machine. The kitchen is illuminated with recessed spotlights, under pelmet and plinth lighting. The kitchen diner is open-plan through to the lounge area with an opening through to the second reception area/sun room, and doors to utility and garage.

Utility 1.83m x 1.22m (6'0" x 4'0")

Utility comprises of navy blue storage cupboards with work surfaces over, stainless steel sink and drainer, feature radiator and colour-coded shelving.

Cloakroom WC 1.93m x 0.89m (6'4" x 2'11")

Double glazed obscure window to side aspect with radiator under. Vanity storage cupboard with inset sink, black mixer taps and WC.

Sun Room / Reception Room 2 3.17m x 0m (10'5" x 10'02 max")

Bi-folding doors opening onto the rear garden, double glazed roof lantern, feature wall mounted radiator, doors to utility and garage.

FIRST FLOOR

Landing

Double glazed window to side aspect, storage cupboard, loft hatch, doors leading to all bedrooms and family bathroom.

Primary Suite 3.4m x 0m (11'2" x 9'01 max plus recess")

Double glazed window to front aspect with radiator under, built in double wardrobe, three double power sockets, TV point and door to En-suite.

En-suite 2.06m x 1.4m (6'9" x 4'7")

Obscure double glazed window to side aspect, black feature towel rail, vanity storage unit with inset sink, black mixer taps, illuminated interactive mirror, WC, walk-in shower with black mixer taps and additional rainfall overhead, recessed spotlights and extractor fan.

Bedroom Two 3m x 0m (9'10" x 8'06 max")

Double glazed window to rear aspect with radiator under. Three double power sockets and TV point.

FIRST FLOOR - CONTINUED

Bedroom Three 3.02m x 2.77m (9'11" x 9'1")

Double glazed window to rear aspect with radiator under. Three double powers sockets and TV point.

Bedroom Four 2.95m x 2.18m (9'8" x 7'2")

Double glazed window to front aspect with radiator under, power sockets and TV point.

Family Bathroom 2.08m x 2.06m (6'10" x 6'9")

Double glazed obscure window to side aspect, black feature towel rail, vanity storage unit with inset sink, black mixer taps, interactive illuminated mirror, WC, Jacuzzi illuminated bath, black mixer taps with additional rainfall overhead, recessed spotlights and extractor fan.

OUTSIDE

Front Garden

Mainly laid to lawn with paved walkway leading to front door. Gravelled pathway leading to gated access to the rear garden, ambient lighting.

Rear Garden

Mainly laid to lawn with paved patio seating area. Enclosed with rear and side fencing. Gated access to front, outside tap and ambient wall lighting.

Garage

Electric roller shutter door, power and lighting.



GROUND FLOOR



FIRST FLOOR

- Sun room with bi-folding doors
- Views over paddocks
- Exclusive development of four houses
- Open plan versatile accommodation
- Fully fitted kitchen with AEG Appliances
- Stylish bathrooms
- Jacuzzi bath
- Newly constructed
- 8 years builders warranty
- No on-ward chain



Wilson Prime
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