

40 Main Street
Little Harrowden
Wellingborough
NN9 5BB

£600,000

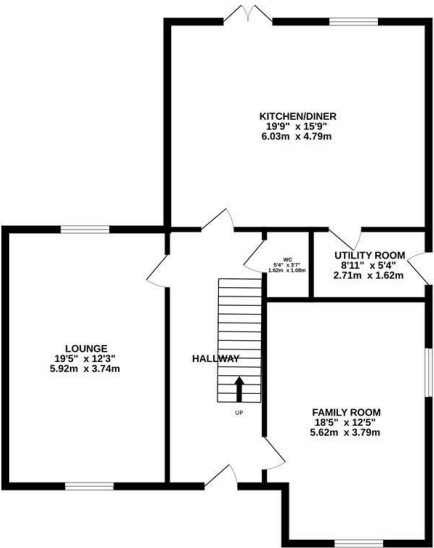


OSCAR JAMES

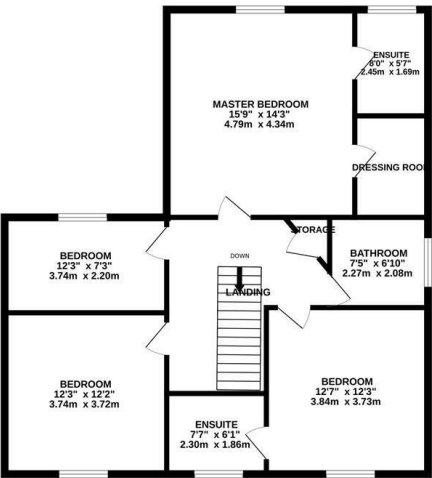
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FLOOR PLANS

GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 1914 sq.ft. (177.8 sq.m.) approx.

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.

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AT A GLANCE...



Two reception rooms



Open plan kitchen/diner/family room



Four double bedrooms



Two en-suites, family bathroom, ground floor WC



Sunny rear garden



Single garage with EV charger and off road parking



WHAT'S GREAT?

This impressive, stone-built, four double bedroom home was constructed to an exceptional standard by the highly regarded and reputable builders, Seagrave Developments. Having been lovingly occupied and meticulously maintained by the current owners, the property has been further enhanced with the addition of an air source heat pump, solar panels and an electric vehicle (EV) charging point, offering excellent energy efficiency and lower running costs.

Situated in a quiet yet highly accessible Northamptonshire village, this superb family home must be viewed to be fully appreciated. The spacious accommodation comprises an entrance hall, generous dual aspect lounge, a second reception room which is currently used as a home office/playroom and could easily be split into two rooms. An outstanding open-plan kitchen/dining/living space featuring granite worktops and a comprehensive range of integrated appliances and french doors leading to the rear garden. There is also a utility room and a ground floor WC.

The first floor offers four well-proportioned double bedrooms and a contemporary family bathroom. Bedrooms one and two both benefit from stylish en-suite shower rooms and the master bedroom also boasts a walk in wardrobe!

Outside, the property enjoys a thoughtfully landscaped rear garden, enjoying fruit trees and established borders creating a privacy shield. A decking area complete with heating makes the perfect spot for unwinding. The garden is fully enclosed and has immediate access to the driveway and garage which has power and an electric door.

Viewing is highly recommended. To arrange your appointment, please contact the sole selling agents, Oscar James.

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SELLER'S SECRET

We have lived here for almost 10 years and we've loved our home. We spend a lot of our time together in the kitchen/family room or in the garden which is a sun trap!



Why we like it....

A beautiful home, offered to the market in turn key condition. Due to its prime location and generous plot, we don't envisage this home staying on the market for very long. Call today to avoid missing out!

OSCAR JAMES

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To buy or not to buy....
