



46 Main Street

Little Harrowden, NN9 5BB



Simpson & Partners

Nestled in the charming village of Little Harrowden, this delightful character cottage, built in 1801, offers a unique blend of historical charm and modern comfort. Located on Main Street, the property boasts two separate reception rooms, providing ample space for relaxation and entertaining. The inviting lounge features character wooden window seats that add a touch of warmth and charm and a stunning Inglenook fireplace, complete with an attractive ornate log burner, perfect for cosy evenings.

The cottage comprises two well-proportioned bedrooms, which also features character wooden window seats and built in storage. The fitted kitchen offers lovely views over the rear garden, making it a pleasant space for culinary endeavours.

Stepping outside, the tiered rear garden is a true highlight, adorned with mature trees and shrubs that create a serene atmosphere. A patio area provides an ideal spot for al fresco dining or simply enjoying the peaceful surroundings.

This property is a wonderful opportunity for those seeking a home with character in a picturesque setting. With its rich history and charming features, this cottage is sure to capture the hearts of many.

Offers In Excess Of £250,000



2



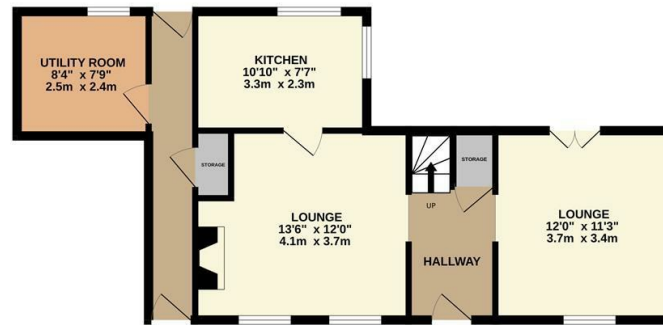
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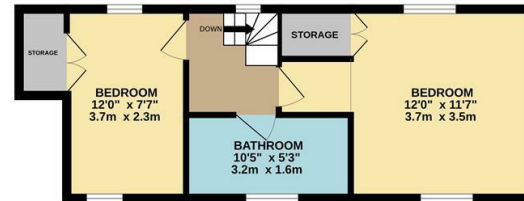
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GROUND FLOOR



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.  
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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