



4 Coles Close, Little Harrowden, Wellingborough, NN9 5DD

£440,000

A BEAUTIFUL VILLAGE HOME ! This impressive detached family home was constructed by renowned builders "Seagrave Developments" in 2020 and is situated in the pleasant village of Little Harrowden within a small select cul de sac, occupying a nice corner plot position. Internally this home offers a high specification design and finish with high quality fixtures & fittings throughout. As soon as you walk through the front door, you get a real sense of luxury and the stylish interior features an entrance hall, cloakroom/WC, beautiful designer kitchen/dining/family room creating the ideal social space with Quartz worksurfaces, integrated appliances and French doors leading to the garden. The rest of the ground floor accommodation consists of a separate utility room and a spacious living room with bay window, oak flooring and an attractive fireplace. Upstairs there are four double bedrooms, two with fitted wardrobes, master bedroom with en-suite and a family bathroom. Further benefits of this fine home include: Gas central heating with underfloor heating on the ground floor and radiators on the first floor, UPVC double glazing, EPC rating of B and quality floor coverings and interior decor throughout. Outside to the front is a driveway with parking for two cars in front of a single garage and there is an EV charger installed. To the rear is a great enclosed family garden which is mainly laid to lawn with a patio area and access door into the single garage.

The village of Little Harrowden has great road links into Kettering & Wellingborough and has a well regarded primary school, picturesque Church and lovely rural walks on your doorstep.

CALL HAWKSIBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44





Entrance Hall
 Lounge
 17'6 not inc bay x 12'1
 WC
 6' x 4'5
 Utility Room
 7'3 x 6'
 Kitchen/Diner/Family
 25' x 13'3
 Landing



Master Bedroom
 13' x 12'1
 En-Suite
 8'4 x 3'9
 Bedroom 2
 13'2 x 9'5 max
 Bedroom 3
 12'9 x 9'3
 Bedroom 4
 9'3 x 7'8
 Family Bathroom
 9'3 max narrowing to 4'5 x 7'3



Tenure: Freehold
 Council Tax Band: E

Viewing strictly by
 appointment with
 Hawksbys on 01933
 224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
 Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

