



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Main Street, Little Harrowden

"Join the Countryside"

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"Join the Countryset"

This attractive cottage is situated in the heart of Little Harrowden, opposite the church and distant views of the fields to the rear. The deceptively large interior features an entrance hall, living room with a dual aspect, fabulous dining / family room with Inglenook fireplace and multifuel stove, which opens to the kitchen and onto a useful utility room. Upstairs the landing gives way to the principal bathroom and two generous double bedrooms. Gas central heating throughout the upstairs and in the kitchen, with underfloor heating throughout the rest of the downstairs. UPVC double glazed windows complete the inside. Outside the rear garden is split level, attractively designed with a patio seating area and planted beds as well as a useful outbuilding. It is ideally situated for easy access to both Kettering and Wellingborough along with their respective mainline stations offering access to London in under an hour. Rural walks are on your doorstep.

EPC Rating: PENDING COUNCIL TAX: D

Living Room - 3.63m x 3.53m (11'11" x 11'7")

Dining Room - 4.17m x 3.68m (13'8" x 12'1")

Kitchen - 3.3m x 2.44m (10'10" x 8'0")

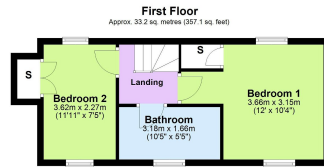
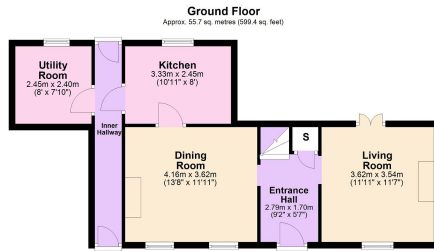
Utility Room - 2.54m x 2.39m (8'4" x 7'10")

Bedroom 1 - 3.66m x 3.15m (12'0" x 10'4")

Bedroom 2 - 3.81m x 2.26m (12'6" x 7'5")

Bathroom - 3.18m x 1.65m (10'5" x 5'5")





Total area: approx. 88.9 sq. metres (956.5 sq. feet)

- Cottage
- Semi Detached
- Two Bedrooms
- Feature Fireplaces
- Village Location
- Large Private Garden
- Mostly UPVC Double Glazing
- Gas Central Heating/Underfloor Heating



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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