

42A Main Street
Little Harrowden
Northamptonshire
NN9 5BB

£550,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

This stunning, detached family home was constructed in 2016 by local award-winning builders Seagrave Developments and has since been further improved by its present owners.

Boasting a stylish and spacious interior along with a thoughtfully landscaped rear garden and off-road parking for three cars, this fabulous home simply must be viewed.

Internally the accommodation comprises; a light, bright and welcoming entrance hall, lounge with feature fireplace with cast iron log burning effect electric fire and fitted shutter style blinds, gorgeous kitchen family room with high-end kitchen, granite work surfaces, integrated fridge, freezer, washing machine, tumble dryer, dishwasher and range cooker.

Also, on the ground floor you will find a further large reception room / bedroom 5 with adjacent shower room and WC. This area of the house could also work well as an annex facility and has its own external access from the rear.

On the first floor there are four double bedrooms all accessed from the fabulous galleried landing along with the principal bathroom. Bedrooms 1 & 2 also benefit from well-appointed

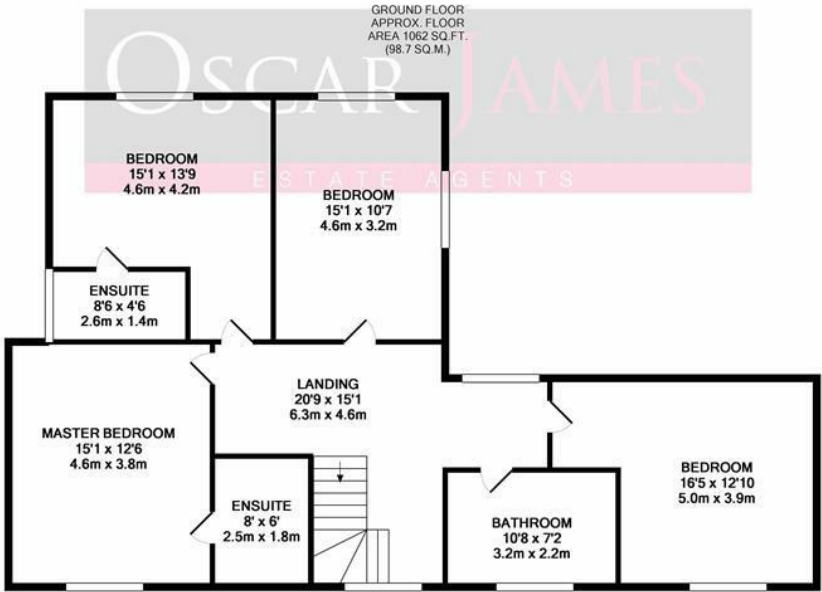
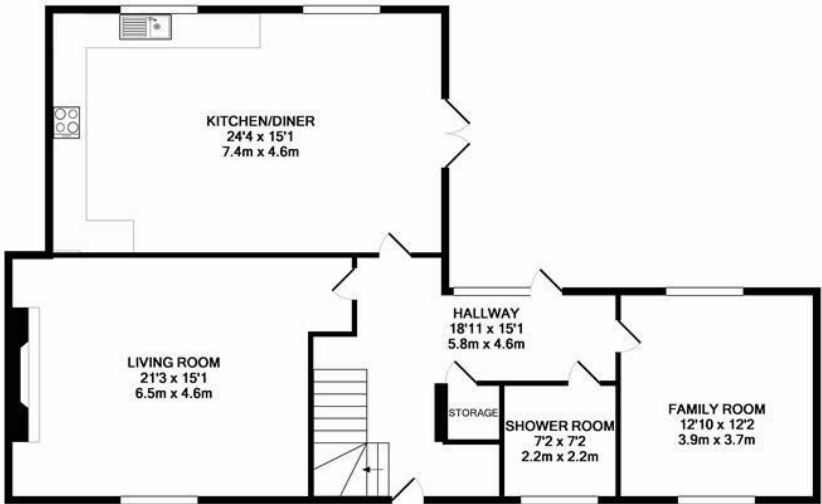
ensuite facilities.

The garden is partly walled and enjoys a sunny aspect, the current vendors have invested in landscaping the garden with box hedging, spacious patio and feature planting. To the rear of the garden is the parking area which easily offers parking for three cars.

Viewing is essential and strong interest is anticipated, to arrange your internal inspection contact sole selling agents, Oscar James on 01536 722 222 today.

...expect excellence

FLOOR PLAN



1ST FLOOR
APPROX. FLOOR
AREA 1064 SQ.FT.
(98.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2127 SQ.FT. (197.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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...



Large lounge and versatile second reception room



Stunning kitchen family room



Four / Five bedrooms



Family bathroom, two ensembles and ground floor shower room



Landscaped rear garden



Off road parking for three cars





SELLER'S SECRET

We bought the property off plan in 2016 and loved the fact that we were able to have an input into its final finish. The house is incredibly well insulated and is cool in the summer and warm in the winter.

We absolutely love our kitchen and spend most of our time here, it's great for entertaining too and this is undoubtedly the room that we will miss the most.

The village is also superb, its provided us with excellent commuting links and we will truly miss our neighbours.

We are simply relocating now, if we could pick the house up and take it with us we would!



Why we like it....

This house offers a real 'WOW'! A true credit to both the developer and Ian and Jo, the present owners this lovely home does not disappoint.

We don't anticipate this house being on the market for long so be quick!

OSCAR JAMES

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To buy or not to buy....
