Main Street Little Harrowden

richard james

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Main Street Little Harrowden NN9 5BB

Freehold Price £300,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480

The Property Ombudsman

relocation agent network

Offered for sale with no onward chain is this charming three bedroom cottage situated in the village of Little Harrowden providing convenient access to both Wellingborough and Kettering. The property benefits from sealed unit double glazing, gas radiator central heating, built in kitchen appliances and further offers a 20ft conservatory, three double bedrooms with dressing room and ensuite bathroom to the master, a southerly facing rear garden and a garage. A viewing is highly recommended to fully appreciate the this unique property and the size of the bedrooms. The accommodation briefly comprises lounge, dining room, kitchen/breakfast room, conservatory, master bedroom with dressing room and ensuite bathroom, two further bedrooms, shower room, garden to rear and a garage.

Enter via wooden entrance door with obscure glazed inserts to.

Dining Room
12' 8" x 12' 4" into chimney breast recess up to stairs (3.86m x 3.76m)
Window to front and rear aspect, coal effect gas fire with brick and tile fire place, stairs to first floor landing, understairs storage cupboard, double radiator, doors to.

Lounge
15' 3" max into chimney breast recess x 12' 8"(4.65m x 3.86m)
Window to front aspect, parquet flooring, brick and tile fire place, two radiators, wall light points, T.V. point, glazed wooden French doors with windows either side to.

Conservatory
20' 3" x 6' 4" (6.17m x 1.93m)
Of brick and uPVC construction, tiled floor, door to rear garden, door to garage.

Kitchen/Breakfast Room
16' 6" max narrowing to 13' 2" x 12' 7" (5.03m x 3.84m)
Comprising one and a half bowl single drainer sink unit with cupboards under, built in electric oven and hob with extractor fan over, plumbing for washing machine, tiled splash back, brick fire place with solid fuel burner, pantry, double radiator, door to shared access, window to front and rear access, stable door to rear garden.

First Floor Landing
Two windows to front aspect, radiator, doors to.

Bedroom One
15' 3" max into chimney breast recess x 12' 9" (4.65m x 3.89m)
Window to front and rear aspect, radiator, door to.

Dressing Room
8' 6" x 6' 2" (2.59m x 1.88m)
Window to front aspect, radiator, door to.

Ensuite Bathroom
Coloured suite comprising panelled corner bath, low flush W.C., pedestal hand wash basin, tiled splash back, radiator, extractor vent.

Bedroom Two
12' 8" x 11' 6" (3.86m x 3.51m)
Window to front and rear aspect, access to loft space, built in wardrobe, radiator.

Bedroom Three
12' 1" max in to chimney breast recess x 9' 2" (3.68m x 2.79m)
Window to rear aspect, radiator.

Shower Room
Coloured suite comprising quadrant shower cubicle with electric shower and aqua board splash back, low flush W.C., pedestal hand wash basin, tiled splash back, radiator, airing cupboard housing gas fired combination boiler serving domestic hot water and central heating, obscure glazed window to rear aspect.

Outside
Rear - Mainly laid to lawn, section of garden formally used as a vegetable garden, rhubarb, green house, trellis, shrubs, pond, brick outhouse consisting of outside W.C. and two stores, gated access to neighbouring property leading to shared access, enclosed by mix of fencing, brick and stone walls.

Garage - Wooden double doors, power and light, window to rear aspect, part glazed door to rear garden, door to conservatory.

Energy Performance Rating
This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band D (£2,369 per annum. Charges for 2026/2027).

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.