



Little Harrowden, Wellingborough Rd | Northamptonshire | NN9 5BE



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Archways Real Estate are privileged to present this stunning, four bedroom detached, newly built home in the highly desirable village of Little Harrowden. Finished to a high standard specification the spacious accommodation briefly comprises; a welcoming entrance hall with convenience lighting, cloakroom, a large open plan kitchen/dining/living space which has been designed to give the buyer some versatility should they wish to have a separate reception room (see alternative floor plan) with the simple addition of a partition wall.

- Four Bedroom Detached
- New Build With 10 Year Warranty
- Finished To A High Standard
- Quality Flooring Included
- Generous Gardens
- Views Over Fields
- Ready To Move In
- En Suite
- Off Road Parking With EV Charging Point
- Village Location
- Up To Six Parking Spaces (Plot 4)
- Four Plots Available

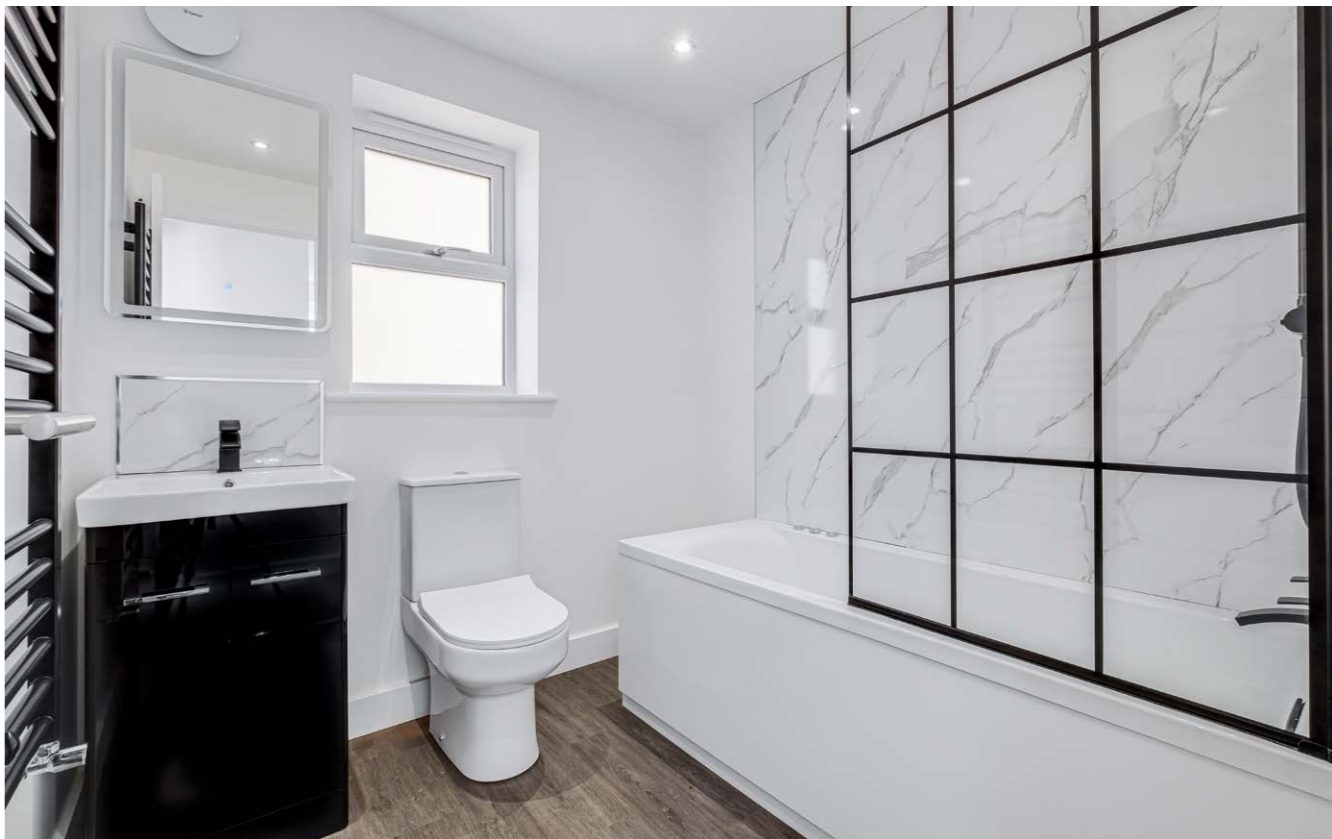


The shaker style kitchen has integrated white goods, AEG double eye level oven and hob. The ground floor has luxury vinyl tiled flooring throughout.

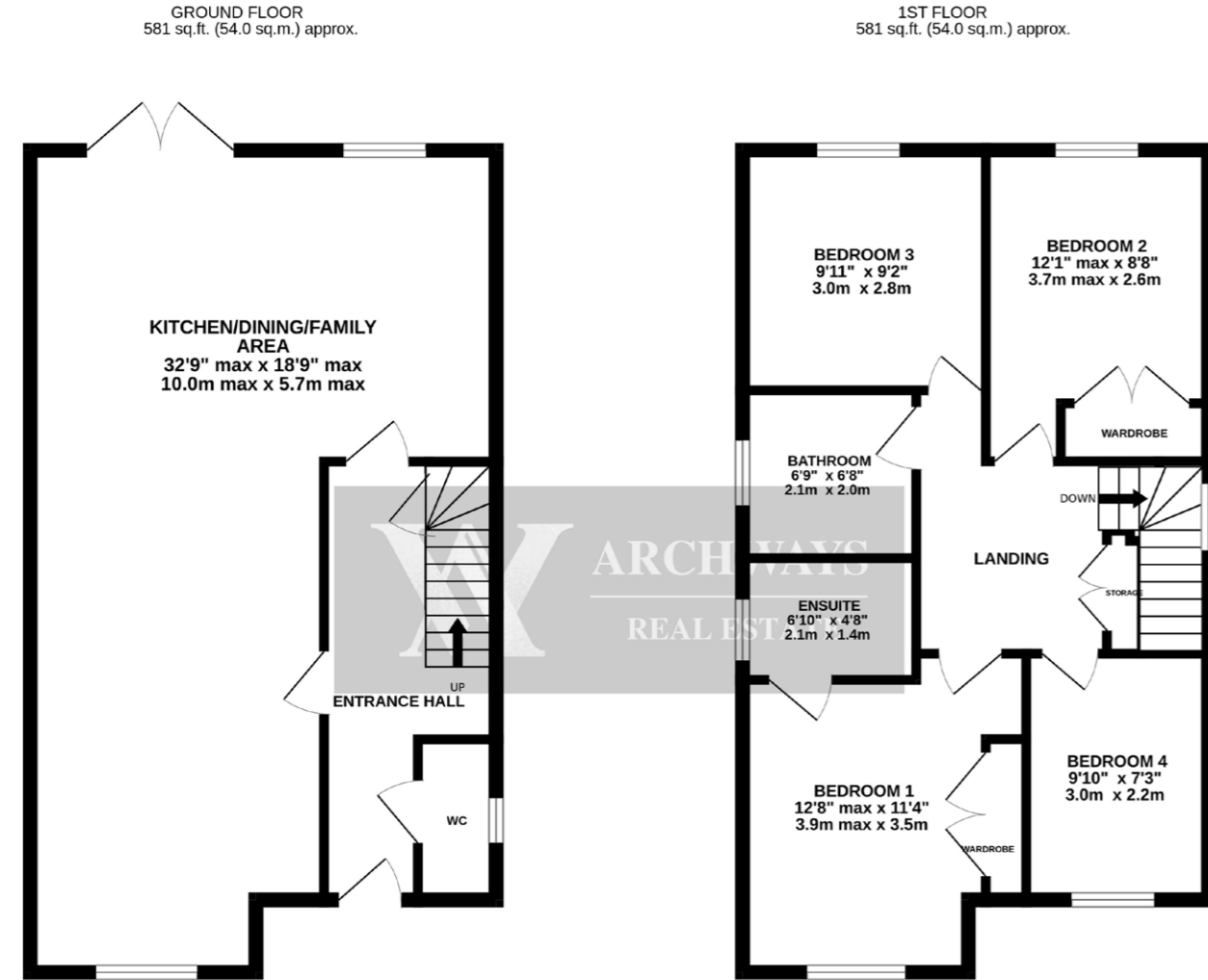




On the first floor there's a beautifully finished family bathroom with Chromotherapy light whirlpool bath, four bedrooms with an en suite to master.



Current Floor Plan

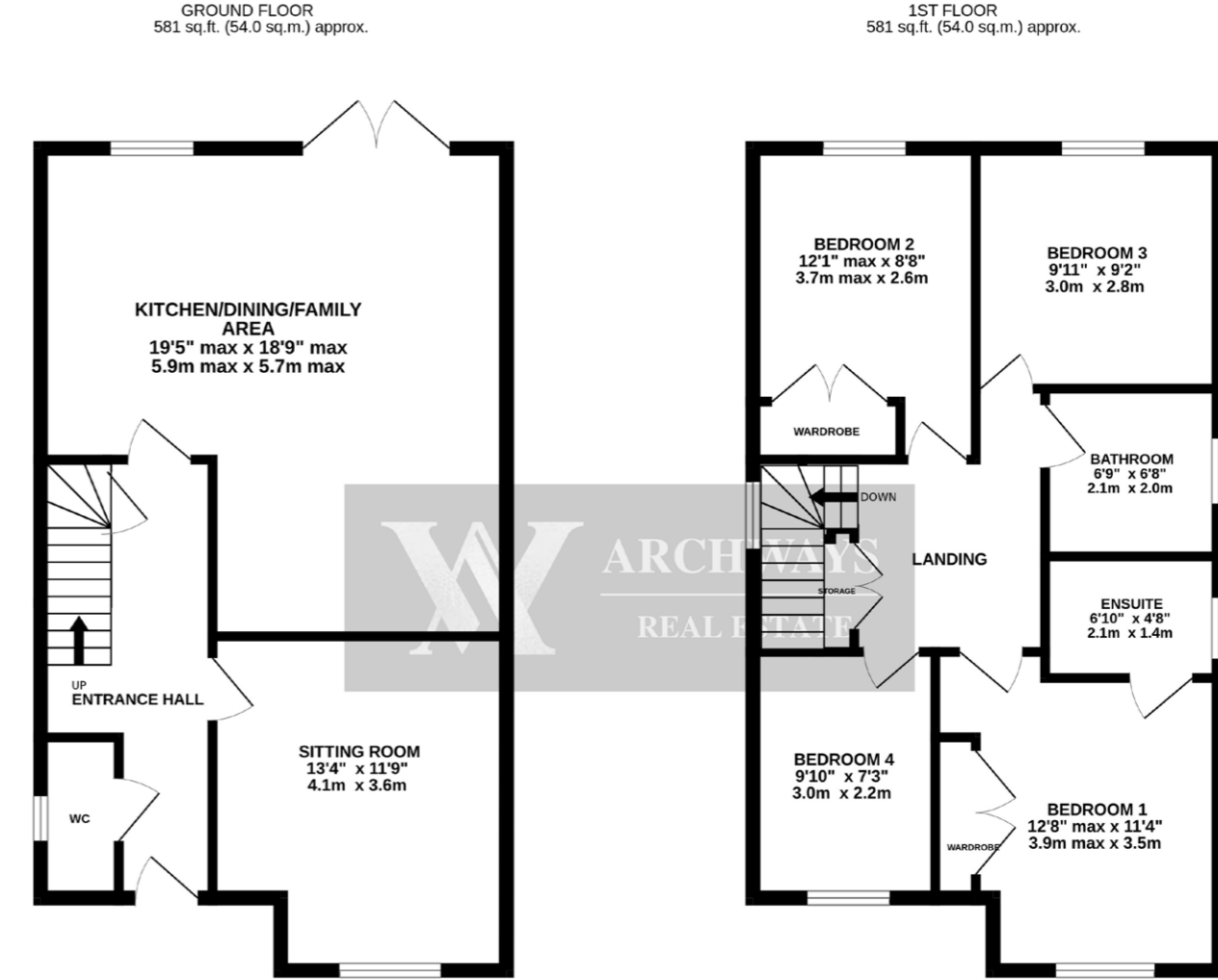


TOTAL FLOOR AREA: 1162 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Alternative Floor Plan



TOTAL FLOOR AREA: 1162 sq.ft. (107.9 sq.m.) approx.

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Outside the property benefits from off road parking to the front with EV charging point and a generous rear garden mainly laid to patio and lawn enclosed by close board fencing. This new site of only four dwellings has created a cul-de-sac with a very private and exclusive feel. The property enjoys some fantastic views over fields and is perfectly located close to range of amenities including a post office, a local shop, a church, a pub, and a village hall.

Little Harrowden has easy access to the A43/A45 and to neighbouring towns such as Kettering, Wellingborough and Northampton all with regular sub 1 hour train services to London. Rushden Lakes is a short drive, the 244-acre leisure and entertainment complex opened in 2017 and boasts; a cinema, shops, visitor centre, restaurants, a leisure centre and a marina.





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