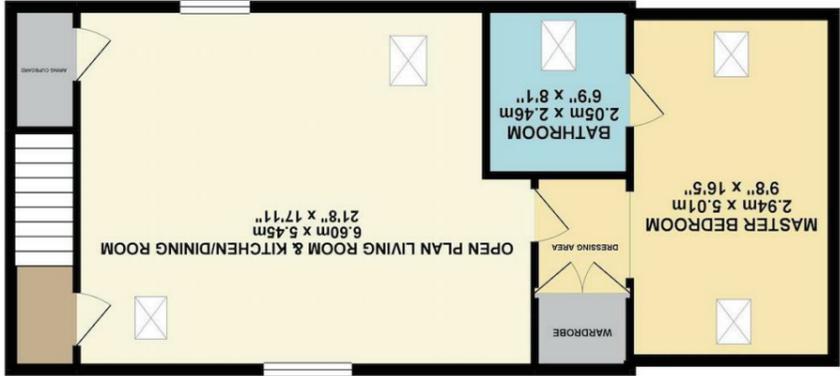
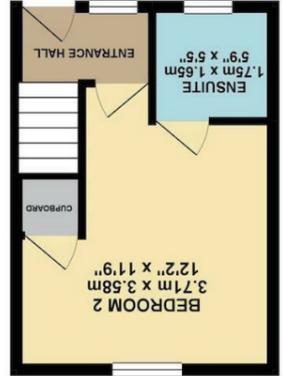


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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.
 Made with Metropix ©2019



1ST FLOOR 61.55 sq. m. (662.56 sq. ft.)



GROUND FLOOR 19.43 sq. m. (209.19 sq. ft.)

TOTAL FLOOR AREA: 80.99 sq. m. (871.74 sq. ft.) approx.

Dimensions

- Living Room & Kitchen/Dining Room 21'7" x 17'10"
- Master Bedroom 16'5" x 9'6"
- Bathroom 8'0" x 6'8"
- Second Bedroom 12'2" x 11'8"
- En-suite Shower Room 5'8" x 5'4"



6 Pear Tree Farm Close, Little Harrowden, NN9 5AX
 Guide price £200,000

In Brief

Style – Modern Coach House

Reception rooms – 1

Bedrooms - 2

Bathrooms - 2

Location – Little Harrowden

Parking – Off road parking

Outside - Courtyard style garden

A modern, two storey coachhouse which occupies a prime plot within an exclusive development built by Francis Jackson on the outskirts of Little Harrowden, with views and access to the open fields beyond. The accommodation offers a spacious open plan kitchen/dining and living room and two generous double bedrooms, each with their own en-suite. The property also boasts off road parking for up to three vehicles and a courtyard style garden.

Where it is...

Shops - Wellingborough Town Centre - 3.2 Miles, Kettering Town Centre - 5.6 Miles

Railway Links - Wellingborough Train Station - 4.5 Miles, Kettering Midland Main Line Station - 5.5 Miles

Link Roads - A14, A509

Schools-

Primary - Little Harrowden Community Primary School

Senior- Sir Christopher Hatton Academy, Bishop Stopford School

Independent - Wellingborough School



The Owner's Secret

- Beautifully Presented
- Exclusive Development
- Village Location



Why you'll like it...

A modern, two storey coachhouse which occupies a prime plot within an exclusive development built by Francis Jackson on the outskirts of Little Harrowden, with views and access to the open fields beyond. The accommodation offers a spacious open plan kitchen/dining and living room and two generous double bedrooms, each with their own en-suite. The property also boasts off road parking for up to three vehicles and a courtyard style garden.

Entry is gained via a private entrance to the rear of the property, with a door opening into the hallway which features a door to access the guest bedroom and a staircase which rises to the first floor. The generous guest bedroom benefits from an under-stairs storage cupboard and an en-suite shower room with a suite comprising of a cubicle, low level w/c and a pedestal wash hand basin with a window providing natural light and ventilation.

The first floor landing gives access to the impressive, open plan kitchen/dining and living room boasting dual aspect windows and two further skylight windows, filling the room with plenty of natural light. There is ample space provided for both living and dining furniture and the kitchen suite offers a range of eye and base level units with work surfaces over, a Neff integral double oven and hob with extractor over and to complete the suite, an integral washing machine, fridge and freezer. Also benefitting from a large airing cupboard, the open plan reception room gives access into the master bedroom suite, featuring a dressing area with a double built in wardrobe, dual aspect skylight windows and an en-suite bathroom. The generous bathroom boasts a white three piece suite comprising a 'b' shaped bath with shower over and screen, low level w/c and a pedestal wash hand basin with a window to provide natural light and ventilation.

Externally, there is off road parking for up to three vehicles and a low maintenance courtyard style garden with ample space for furniture.