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Kings Lane, Little Harrowden  
Wellingborough  
Northamptonshire, NN9 5BL  
**£300,000** Semi-Detached



Department: Sales

Tenure: Freehold



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JACKSON GRUNDY ARE DELIGHTED TO OFFER TO THE MARKET THIS THREE BED SEMI DETACHED PROPERTY WITH NO ONWARD CHAIN. SET IN THE PEACEFUL VILLAGE OF LITTLE HARROWDEN, THIS PROPERTY OFFERS OFF STREET PARKING AND A GARAGE TO THE FRONT AND A LARGE REAR GARDEN WITH EXCEPTIONAL COUNTRYSIDE VIEWS.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- UTILITY ROOM

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#### FIRST FLOOR

- LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

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#### OUTSIDE

- FRONT GARDEN
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- GARAGE
- REAR GARDEN





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## THE PROPERTY

Jackson Grundy are delighted to offer to the market this three bed semi detached property with no onward chain. Set in the peaceful village of Little Harrowden, this property offers off street parking and a garage to the front and a large rear garden with exceptional countryside views.

Set on a generous plot with leafy outlooks to the front and breathtaking views across open fields to the rear, which a property where you can truly enjoy the best of village life.

The property offers a large lounge diner with an open fire place, kitchen and large and versatile utility room which gives you access to the garage. To the first floor the property offers three well proportioned bedrooms and a well fitted family bathroom. From bedroom two at the back of the property you can really appreciate the stunning countryside views that the property offers.

The two tiered garden has a patio area for outside dining at the top, then down the steps to the lawned area and further down the garden is another patio area where you can sit and really enjoy the countryside views.

EPC Rating: D. Council Tax Band: C.











## MATERIAL INFORMATION

Type	Semi-Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	D
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating, Under Floor Heating
Parking	Driveway, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Little Harrowden is a village and civil parish in North Northamptonshire, England. The village is nearly 3 miles (4.8 km) north-west of Wellingborough, off the A509 road. At the 2011 Census, the population of the parish was 892.

The village is in one of the longest and narrowest parishes in Northamptonshire and is built around the Church of St Mary the Virgin, which dates back to circa 1190. The population of the parish is spread across various occupations from industrial in the east to farming in the west.

The local primary school, established over 350 years ago, along with the village hall, act as focal points in the village. The only pub, The Lamb, which was run by Charles Wells closed in 2022.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1005 ft<sup>2</sup>  
93.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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