

2 GRANGE BARN

HARGRAVE • NN9 6BQ



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KEY FEATURES

- Established, characterful village home.
- Quiet courtyard setting with just three individual properties.
- Delightfully mature, south facing garden.
- Around 1,970 square feet with four bedrooms and four reception areas.
- Kitchen with comprehensive range of cabinets
- Principal bedroom with en suite, all bedrooms with fitted wardrobes.
- Double garage with electric roller door.
- Oil-fired central heating plus solar panels.

THE PROPERTY

This fine family home is set back from the road within a charming courtyard setting and is conveniently located for access to major road and rail links. The spacious accommodation is ideally suited to the growing family and those now working from home and comprises a reception hall with guest cloakroom, study/home office, sitting room and dining room which share an attractive central fireplace with woodburning stove, and an additional lounge/garden room with glazed door onto the garden deck. The kitchen has a comprehensive range of cabinets and ample space for a breakfast table and there is also a useful laundry/utility room. There are four bedrooms including bedroom one with en suite, and a family bathroom. All bedrooms feature fitted wardrobes. The property is approached via a gravelled driveway providing access to the double garage. The well-enclosed garden enjoys a delightful southerly aspect and offers a suntrap raised deck, ornamental pond and good size area of lawn interspersed with a variety of mature trees and shrubs.

THE VILLAGE

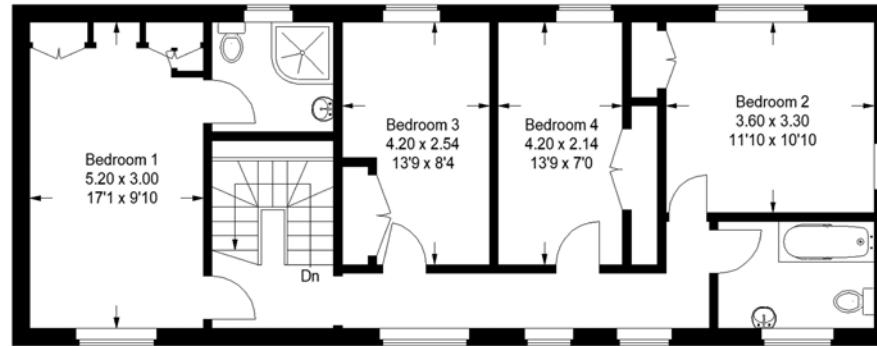
Hargrave is situated within rural Northamptonshire - just off the B645 and close to its borders with Cambridgeshire and Bedfordshire – and boasts an attractive and varied mix of properties, a Children's Day Nursery and Village Hall, with the Anglican All Hallows Church at its heart. The larger villages of Raunds (3 miles) and Kimbolton (5 miles) offer a host of local shops, amenities and recreational facilities. The nearby towns of Wellingborough, Bedford and St. Neots offer a mainline commuter service, with the newly upgraded A14, the M1/M6 and A45 all in close proximity. The new retail and leisure park at Rushden Lakes is about 8 miles away. The area enjoys excellent local and public schooling, with a choice of Kimbolton, Bedford, Wellingborough and Oundle.

**Peter
Lane**
PARTNERS
EST 1990
Town & Country

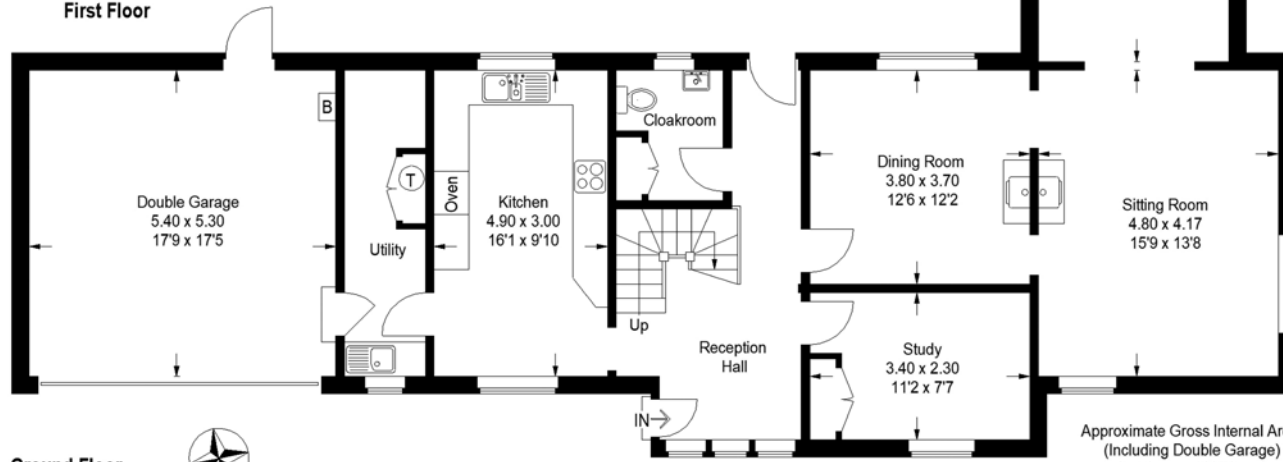
Guide Price £595,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day





First Floor



Ground Floor



Approximate Gross Internal Area
(Including Double Garage)
211.6 sq m / 2278 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 912545)
Housepix Ltd



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