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# Peter <br> Lane 

PARTNERS
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2 Grange Farm e Church Road - Hargrave o Wellingborough - Northamptonshire o NN9 6 BO

2 GRANGE FARM • CHURCH ROAD • HARGRAVE • WELLINGBOROUGH • NORTHAMPTONSHIRE • NN9 6BQ

GUIDE PRICE $£ 595,000$

- Established Family Home in Courtyard Setting
- Over 1,950 Square Feet of Versatile Accommodation
- Four Bedrooms, Two Bathrooms, Four Reception Areas
- Reception Hall with Guest Cloakroom
- Well Fitted Rustic Kitchen with Adjacent Utility
- Mature and Private Garden with Southerly Aspect
- Double Garage


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.


