



2 The Grove  
Loddington, NN14 1SG



Simpson & Partners



## 2 The Grove

Located in the heart of Loddington village, is this superb stone four bedroom detached property that offers a blend of elegance and functionality. With off road parking and a double garage featuring electric roller doors, the home ensures convenience for several vehicles. The property is enhanced by sealed unit double glazing and oil radiator heating. The Property was Built by the reputable AP Lewis in 2000.

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## About the Property

Located in the heart of Loddington village, is this superb stone built four bedroom detached property that offers a blend of elegance and functionality. With off road parking and a double garage featuring electric roller doors, oil fired central heating, the home ensures convenience for several vehicles. The property is enhanced by sealed unit double glazing and oil radiator heating. The Property was Built by the reputable AP Lewis in 2000.

Upon entering, you are greeted by a reception hall with a hardwood floor that leads into an impressive 18' living room, distinguished by a feature stone fireplace. Double doors from the living room open into a stunning 30' kitchen/dining/family room, equipped with two Bosch stainless steel ovens, a five-ring gas hob, two extractor hoods, and integrated appliances including a fridge, freezer, wine chiller and dishwasher. The elegant quartz work surfaces add a touch of luxury, while additional double doors lead to a conservatory, providing a perfect spot for relaxation. A utility room and a convenient downstairs WC complement the ground floor layout, along with a dedicated study.

Venturing to the first floor, you will find four spacious double bedrooms. Bedrooms one and two both feature en-suite shower rooms and built-in wardrobes, offering ample storage and privacy. A well-appointed four-piece family bathroom serves the remaining bedrooms.

The enclosed rear garden is a delightful outdoor space, complete with a summerhouse, and there's a side garden with a garden shed, providing additional storage and access to the double garage. An internal viewing is essential to truly appreciate the quality and charm of this exceptional family home.

**Price £575,000**







#### Agents Note

In accordance with the Estate Agents Act 1979, Section 21 - Please note the property is being sold by an employee of Simpson and Partners.

Reception Hall:

Downstairs WC:

Kitchen/Dining/Family Room:

Utility Room:

Living Room:

Study:

Conservatory:

First Floor Landing:

Bedroom 1:

En-Suite:

Bedroom 2:

En-Suite:

Bedroom 3:

Bedroom 4:

Bathroom:











Enclosed Rear Garden














### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



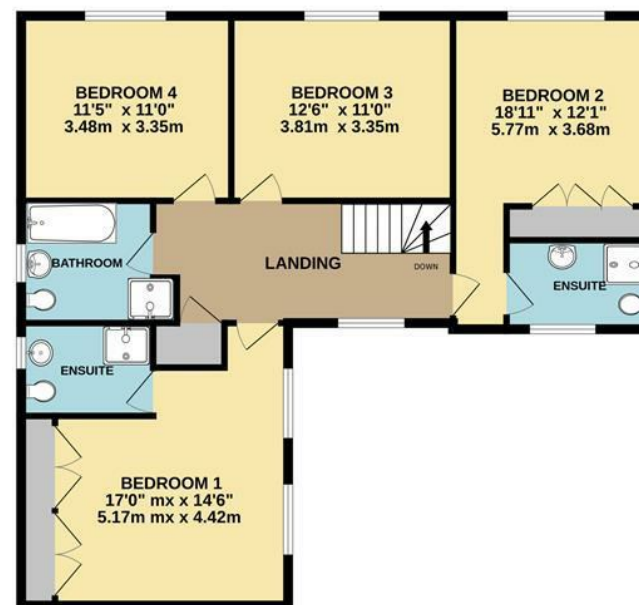
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GROUND FLOOR



1ST FLOOR



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