



73 Harrington Road  
Loddington, NN14 1JZ



**Simpson & Partners**

## 73 Harrington Road

Situated on the edge of Loddington village, this exceptional five/six bedroom detached home offers the perfect blend of rural charm and modern amenities, making it an ideal choice for those seeking a spacious and luxurious country residence with stunning views.

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## About the Property

Approx 2346 sqft - A stunning five/six bedroom detached home sits on the outskirts of Loddington village, offering breathtaking country vistas. This magnificent property boasts an array of features, including double glazing and oil radiator heating for comfort throughout the year. The heart of the home is a spacious 24' kitchen/dining room, complete with built-in appliances for convenience. A separate utility room provides additional space for laundry and storage.

The 17' sitting room is a warm and inviting space, featuring a charming fireplace that opens up to a delightful garden room. This bright and airy space provides direct access to the beautifully landscaped rear garden, perfect for outdoor entertaining or relaxation. On the ground floor, you'll also find a downstairs WC and a well appointed bedroom/study with its own en-suite shower room, ideal for guests or multi-generational living.

Ascending to the first floor, you'll discover a 17' bedroom one, complete with fitted wardrobes and a private en-suite for the ultimate in comfort and privacy. A second 17' bedroom also benefits from fitted wardrobes and an en-suite bathroom, bedroom three also benefits from fitted wardrobes, while two additional bedrooms offer space for family or guests. A family bathroom suite completes this level, catering to the needs of all residents.

The property is surrounded by immaculately maintained front and rear gardens, providing a tranquil retreat from the hustle and bustle of daily life. Off road parking is available, along with a garage for secure vehicle storage or additional storage space.

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**Price £645,000**



Entrance Hall:  
Downstairs WC:  
Kitchen/Dining Room:  
Utility Room:  
Sitting Room:  
Garden Room:  
Study/Bedroom  
En-Suite Shower Room:  
First Floor Landing:  
Bedroom 1:  
En-Suite Shower Room:  
Bedroom 2:  
En-Suite  
Bedroom 3:  
Bedroom 4:  
Bedroom 5:  
Bathroom:







Superb Family Home with Stunning Views!







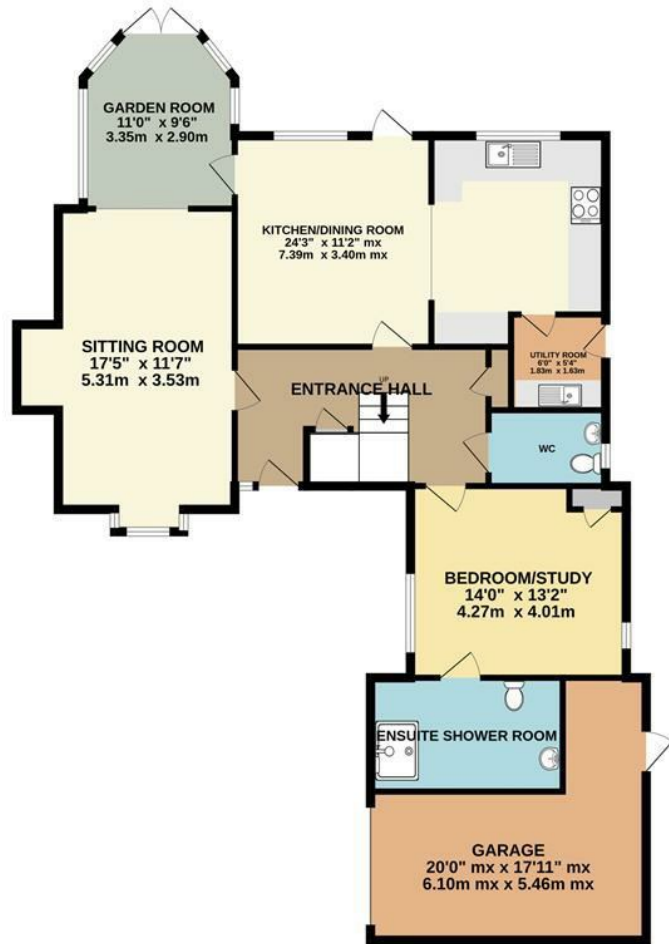


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>62</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	



GROUND FLOOR



1ST FLOOR



OUTBUILDING



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& Partners**

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01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN