



Linden House The Green  
Little Addington, Northants NN14 4BB



Simpson & Partners



'Linden House' a location, proportions and interior to impress. This charming four bedroom detached residence is located in the highly sought after historical village of Little Addington with countryside walks on your door step and a short drive to the nearby towns of Irthlingborough, Thrapston and Raunds where you will find many amenities. Further benefits include oversized, recently constructed detached garage, lovely elevated rear garden with views over the village and many character features in the home. The property is enclosed with stone walling to the front with driveway to side providing ample off road parking leading to a detached garage. Enter the property into a spacious reception hallway with stairs rising to the first floor and feature fireplace with built in shelving above, tiled flooring and storage cupboard, doors to: dining room/study with solid wood flooring, access to the kitchen/breakfast room. Dual aspect living room having lovely feature fireplace and inset wood burning stove and solid wood flooring. Spacious kitchen/breakfast room with tiled flooring and door to rear garden, fitted with bespoke units providing ample storage and inset farmhouse sink, feature Aga set in tiled surround, door leads through to useful utility room and downstairs wc. To the first floor is a spacious landing with doors to: large master bedroom with Juliette balcony and views over the village, en-suite shower room and three further bedrooms all served by a four piece bathroom fitted with Jacuzzi bath, corner shower, wall mounted wash hand basin and low level wc. Externally the rear garden offers a private aspect and is tiered to provide small patio with steps leading up to the lawn with further patio seating area and shrub borders, mature tree and stunning views over the village. Viewing is highly recommended to appreciate the location and plot of this family home.

🛏 4

🚿 2

🚗 3

Offers In Excess Of £540,000



Little Addington is a small Northamptonshire village with many rural walks on your doorstep, village pub and primary school. Irthlingborough and Thrapston are located a short drive away offering many amenities to include shops, cafe's, restaurants, schools, etc.

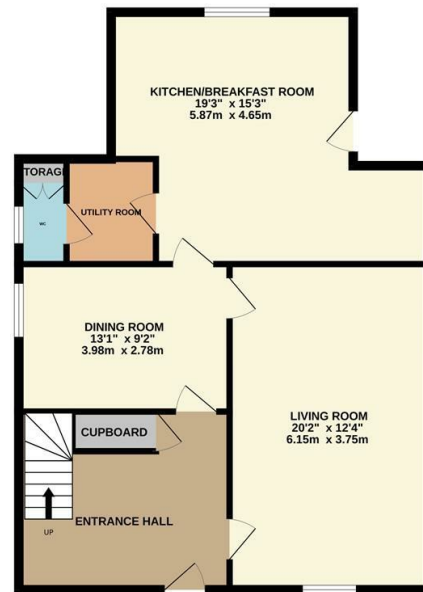




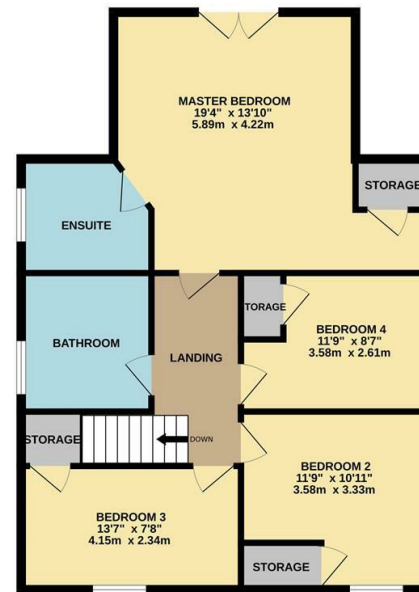
Little Addington is ideally located for A14/A45 major road network links. Mainline train station approx 20 minutes drive from Kettering.



GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.  
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### 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	

78

58



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01832 731222

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

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

43-45 High Street, Thrapston, Northants, NN14 4JJ