



29 High Street

Little Addington, Northamptonshire NN14 4BD



**Simpson & Partners**





Countryside village living with an interior to impress. Situated in the heart of the sought after village of Little Addington with countryside walks on your doorstep and a short walk to the renowned village pub and church. This stunning four bedroom, three bathroom property is one of only two luxury builds, boasting the highest quality fixtures and fittings with the potential to work from home. Set on a good sized plot with ample off road parking to the front and beautiful private landscaped gardens to the rear boasting sunny aspect with large patio set immediately to the rear of the house, elevated lawn and further patio/seating area with views over the village. Further benefits include underfloor heating throughout the property, Karndean flooring and wooden double glazing. The garage has been upgraded with a new insulated roof, insulated walls, power and light connected and offers the potential to work from home, or to be converted back into garaging space by removing the false internal wall. The spacious and flexible accommodation comprises; entrance hall with doors to: dual aspect living room having patio doors leading out to the private rear garden, Karndean flooring and wood burner, spacious open plan kitchen/dining/living area fitted with ample storage and built in appliances to include two side by side ovens, hob and extractor over, American fridge/freezer and dishwasher, patio doors leading out to the rear garden, dining and living area, useful utility room and downstairs wc complete the ground floor accommodation. To the first floor are four good sized bedrooms with built in storage and en-suite facilities to both the master and bedroom two, a further four piece family bathroom serving the remaining two bedrooms. Viewing is highly recommended to appreciate the location and interior of this beautiful home.

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🚿 3

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Price £499,995







Externally to the front is a tarmac driveway providing ample off road parking and garage/workshop with further parking to the front. The private landscape gardens provide ample seating areas with original brick store used as wood storage and useful shed in the garden. The garage is a good size and is split into two rooms measuring a total 26 x 14 feet ,there is a partition wall making 2 rooms, both 14 ft wide, with the main room still 17ft long.

The new Rushden Lakes development is just a short drive away and provides additional high-street shopping and a Waitrose store. Other entertainment amenities also include a multi-screen cinema and several restaurants.







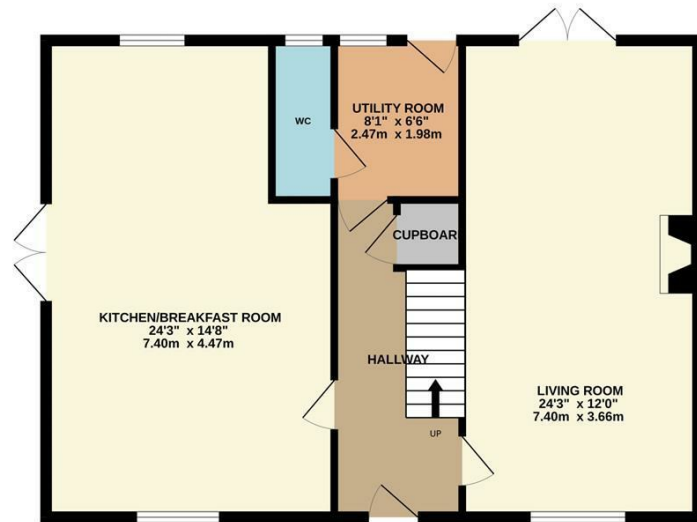
Little Addington is a small Northamptonshire village with many rural walks on your doorstep, village pub and primary school located in Great Addington. The closest towns of Irthlingborough and Thrapston are located a short drive away offering many amenities to include shops, cafe's, restaurants, schools, etc. Little Addington is ideally located for A14/A45 major road network links. Mainline train station approx 20 minutes drive from Kettering.



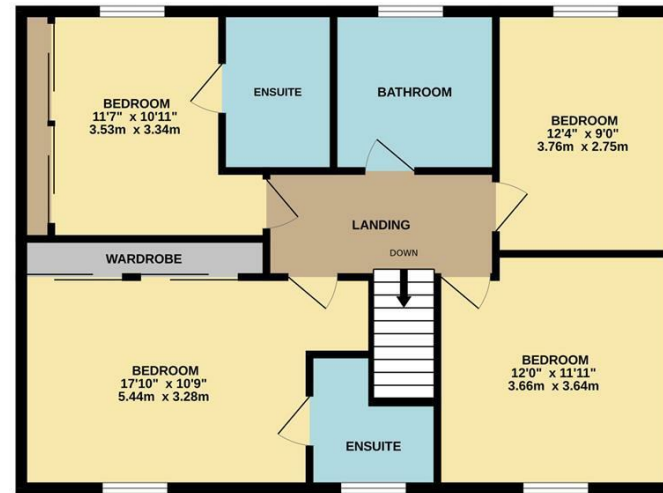




GROUND FLOOR  
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (148.9 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>	69	79
(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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