



**HENDERSON  
CONNELLAN**

ESTATE AGENTS





## "Village Charm, Countryside Views"

Nestled in the desirable Great Doddington village, this extended home boasts stunning panoramic views and an oversized tandem garage, offering a blend of serene countryside living and practical space. With generous parking, versatile living areas, and a delightful west-facing garden, this property presents an idyllic lifestyle with excellent amenities and commuter links close by.



The Ridge,  
Great Doddington,  
NN29 7TT



### Property Highlights

Situated in a desirable village location with stunning panoramic views to the front and rear. Great Doddington Village benefits from a convenience store, post office, local pub, a well-renowned primary school and an abundance of countryside walks. Wellingborough is just a short drive with excellent amenities and the Train Station is around 2.5 miles away with a popular commuter rail link to London.

The Property boasts a two-storey extension to the rear and a bespoke brick-built tandem double Garage situated in the rear Garden. There is uPVC double glazed windows and doors, and gas fired central heating.

Entrance through the uPVC arched double doors leads into the Entrance Porch with a ceramic tiled floor, exposed brick walls and a timber front door with sidelight windows that leads into the Entrance Hall.

The inviting Entrance Hall benefits from an abundance of natural light, a modern timber effect Luxury Vinyl Tiled floor, doors to the ground floor rooms, a small understairs storage cupboard, and stairs that rise to the First Floor.

Generously sized Living Room with a bay window to the front, timber and glass double doors into the Dining/Family Room, and a feature cast iron fireplace with a gas insert, a tiled hearth and a timber mantelpiece.

Extended Family/Dining Room making for an excellent versatile layout with a feature open fireplace with a slate tiled hearth, a period tiled surround and a timber mantel piece. There are large glazed double doors to the Garden, a timber and glass door to the Entrance Hall and an opening into the Kitchen. The excellent proportions allow for a great deal of versatility with furniture and there is scope to knock through to the Kitchen to create a wonderful open plan layout if desired (subject to relevant consent and regulations).





Property Highlights

The Kitchen features ceramic tiled flooring and a useful utility cupboard housing the boiler and with plumbing for laundry appliances. The fitted Kitchen includes eye and base level units with solid oak doors, a ceramic tiled worktop and splashbacks, a composite one and a half bowl sink and draining board, and integrated appliances to include a low-level oven, a four-ring gas hob and a concealed extractor hood.

Ground floor WC, situated under the stairs with a window to the side elevation, timber effect Luxury Vinyl Tiled flooring and a two-piece suite to include a low-level WC and a compact corner wash hand basin built into a useful storage unit.

The stairs rise up to the first floor Landing, which is larger than you would expect and naturally light from the window to the side elevation. From the first floor Landing there is an additional staircase that leads up to the top floor with a useful storage cupboard beneath the stairs.

Three generously sized double Bedrooms to the first floor, all of which benefit from ample built-in wardrobes and far-reaching field views both to the front and rear. The Principal Bedroom is located at the front of the Property with built-in storage and a bay window to the front making the most of the stunning views over the Nene Valley Lakes.

Family Bathroom comprising of ceramic tiled walls, a window to the front elevation and a three-piece suite to include a low-level WC, a pedestal wash hand basin, and a panel enclosed bath with brass taps and a 'Mira Event' electric shower over.

Stairs rise from the first floor Landing to the converted Loft. The Room has a Velux window in the ceiling, doors to the eaves storage and has been fully boarded, decorated and carpeted, making for an excellent storage space.

Oversized detached brick-built tandem Garage, measuring approximately 32'4" x 11'2". There is a manual up and over door to the front door, a side uPVC pedestrian door, two uPVC double glazed windows on the side elevation, lighting and power sockets.

At the rear of the Garage, there is a uPVC constructed Conservatory with a concrete floor and low-level red brick walls. Currently used as a garden room/potting shed the Conservatory features double doors to the Garden, power sockets and makes for a wonderful place to enjoy the afternoon sun.





# The Grounds

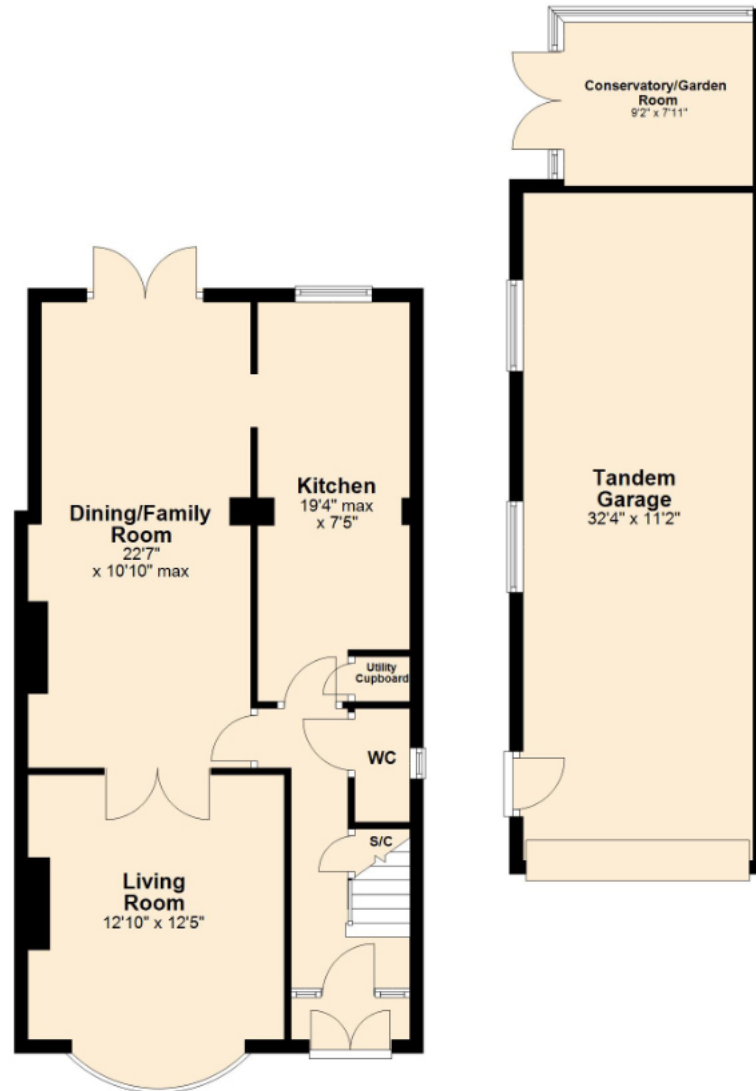
The Property occupies a fantastic position on a most popular street. There are field views to both the front and rear elevation and a plot measuring approximately 0.13 acres.

The frontage comprises of a low-level brick wall to the front enclosing the generous driveway, which is part block paved and gravelled, with a mature planted border down one side. There is ample off-road parking for four-five vehicles and double gates down the side of the Property that leads to additional parking for several vehicles and access into the oversized tandem Garage. There is a stone paved patio situated at the rear of the Property which is ideal for entertaining, and a flat lawn extends down the Garden with mature plantings down one side and a paved path down the side of the Garage that leads to the uPVC Garden Room/Conservatory. There is an additional paved patio ideally located to catch the late sun, and a timber shed towards the rear of the Garden.

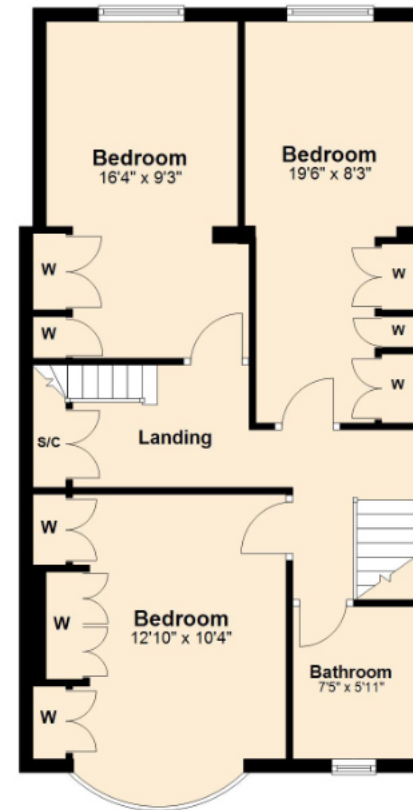




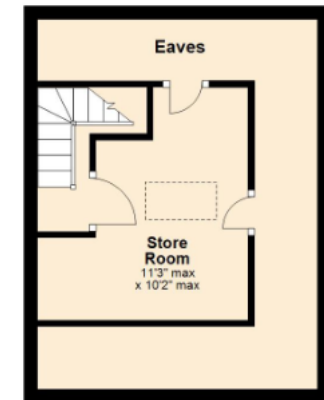
## Ground Floor



## First Floor



## Second Floor



## Total Area Measurements (Approx.)

House - 1433.10 sqft / 133.14 sqm (Excl. Eaves)  
 Conservatory/Garden Room - 39.60 sqft / 3.68 sqm  
 Garage - 360.10 sqft / 33.45 sqm  
 Total - 1832.80 sqft / 170.27 sqm

\*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.