



SERVICES

Main drainage, water and electricity are connected. Central heating is through radiators from a Boulter oil fired boiler also providing domestic hot water.

LOCAL AMENITIES

Within the village is St Leonard's Parish Church, a primary school, village hall and village sports ground for football and cricket. Kettering, Rothwell, Desborough and Market Harborough are all a short distance away with their accompanying shopping, leisure and schooling facilities. The A14 (M1/A1 Link) is close by.

COUNCIL TAX

North Northamptonshire Council - Band B

HOW TO GET THERE

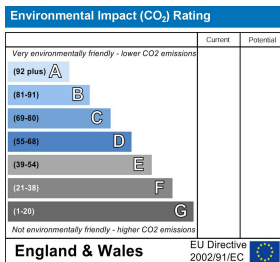
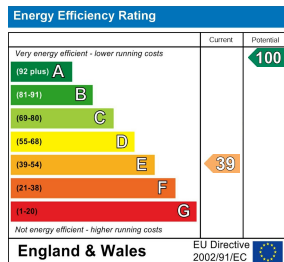
Loddington is located in rolling Northamptonshire countryside approximately three miles to the east of Kettering convenient for access to the A14, A1, M1 link road approximately two miles to the north of the village. The village may be approached from the south via the A43 Northampton to Kettering Road via Broughton and Little Cransley and from the north via the A14 junction 4 at Rothwell. On entering the village from either the north or the south along Loddington Road continue into Harrington Road and turn right into Richardson Lane then bear left into Main Street where the property stands on the right hand side.

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Not to scale. For illustrative purposes only

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14 Main Street, Loddington, Kettering, Northants, NN14 1LA



Asking Price £275,000 Freehold

A very attractive semi detached period stone cottage offering three bedroomed accommodation together with living room, kitchen/breakfast room, utility/WC and conservatory. The property has a wealth of period features including an inglenook fireplace and exposed beams as well as a modern fitted bathroom and there is further scope for some updating. The cottage stands in the heart of the village with a private walled rear garden which is laid to lawn.

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ACCOMMODATION

GROUND FLOOR

LIVING ROOM

15'6 x 13'3

Approached through a ledged door this is a spacious room with exposed ceiling beam over a quarry tiled floor and the focal point is the open inglenook fireplace which has a sealed hearth with shelf to the side. Window seat with sliding sash window to the front elevation and doors lead to the kitchen and rear hall and the stairs rise to the first floor with understairs cupboard.



KITCHEN/BREAKFAST ROOM

15'6 x 9'7

Another spacious room with quarry tiled floor and fitted oak fronted floor and wall cabinets with ceramic tiled work surfaces incorporating a stainless steel sink unit and Indesit low level oven and grill with four place electric hob beneath a concealed cooker hood. There is a Candy automatic dishwasher and integrated fridge and freezer and in the breakfast area there is an attractive cast iron fireplace with a regency hob basket and pine mantle.



REAR HALL

7'8 x 3'5

A quarry tiled floor with window to the rear elevation, a stable type door opens to the conservatory and a ledged door leads to:-

CLOAKS/UTILITY ROOM

6'5 x 5'6

With quarry tiled floor and a low level close couple WC in white together with a stainless steel sink unit, laminated work surface and plumbing for automatic washing machine. This room houses the Boulter oil fired boiler and a PVCU window to the rear elevation.

CONSERVATORY

12'6 x 7'1

Of lean to PVCU construction with double glazed windows and door to rear garden this room has a terracotta style tiled floor and a mono pitch roof.



FIRST FLOOR

LANDING

9'7 x 3'4

With roof void access hatch and ledged doors to:-

BEDROOM ONE

10'2 x 8'6

With two casement PVCU double glazed window overlooking the rear garden.



BEDROOM TWO

10'9 x 7'6

With sliding sash panelled glazed secondary double glazed window to the front elevation there is fitted shelving with cupboards over a head board recess.



BEDROOM THREE

10'1 x 6'8

With panel glazed sliding sash secondary double glazed window to the front elevation this room has an attractive arts and crafts style cast iron fireplace (not in use).



BATHROOM

10'2 x 7'6

A white suite of panelled bath with Triton T80 electric power shower over and screen, vanity wash basin with cupboards under and WC. There is an airing cupboard with the hot water cylinder, a part panelled dado and ceramic tiled splash area behind the bath. A PVCU double glazed window opens to the rear elevation.



OUTSIDE

The cottage is approached through a side pedestrian gate standing within a stone wall this leads to a red and blue brick terrace which leads to the door to the living room and gives access to the rear garden.



GARDEN

Approached by a paved terrace the garden is largely laid to lawn with well stocked flower borders containing a variety of mature shrubs and the boundaries of the garden are of a combination of stone and brick walls at the far end concealed behind planting there is an oil storage tank. In addition there is a brick built store and garden store. The garden offers a high degree of privacy.

For further information on viewing call 01604 230222