



Spinney Rise, Denford Kettering  
**£500,000 GUIDE PRICE Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A spilt level family home with a 23ft 3 x 22ft 5" living area which opens to kitchen enjoying open views over garden
- Offered with no forwarding chain

Nestled in the highly sought-after village of Denford, this stunning four/five bedroom detached home offers the perfect blend of countryside charm and modern convenience. With picturesque walking, cycling and even canoeing routes right on your doorstep, you can easily explore the scenic trails leading to Stanwick Lakes and onwards to the vibrant Rushden Lakes, home to an array of shops, restaurants, and a cinema. Commuters will appreciate the excellent transport links, with the A14 and A1 just minutes away and mainline stations in nearby Wellingborough and Kettering providing direct access to London in under an hour.





This remarkable split-level home is truly one of a kind, boasting an impressive vaulted ceiling in the hallway and a unique layout designed for both comfort and style. The ground floor features a beautifully tiled utility room (Fired Earth tiles), a convenient guest cloakroom, a generous 16ft 7 x 14ft 8 family room with endless possibilities, and a separate study that could be used as a fifth bedroom.

Upstairs, four spacious double bedrooms await, including a master suite that is nothing short of spectacular. Wake up to breath taking views across open farmland and the village, with direct access to a private garden terrace. The master also benefits from a dressing room leading to a luxurious en-suite, complete with a large walk-in shower and marble Fired Earth tiles, all enhanced by underfloor heating for added comfort. The stylish family bathroom features stunning Bert & May tiles, adding a touch of elegance.

At the heart of this home is the second floor's open-plan living, dining, and kitchen space, measuring an impressive 23ft 3 x 22ft 5. Flooded with natural light and offering uninterrupted countryside views with direct access to a smaller terrace with views across the valley and taking you onward into the garden, this space is perfect for entertaining or simply unwinding in a breath taking setting with unrivalled sunsets at all times of year.

Outside, the generous gravelled driveway provides ample parking, while the beautifully landscaped west-facing garden-backing onto open





**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01832 735589**

paddocks-offers a peaceful retreat with mature trees and lush greenery.

A truly exceptional family home that must be seen to be fully appreciated. Book a viewing today to experience this spectacular property for yourself!

Ground Floor

Utility - 11' 3" x 8' 7" (3.47m x 2.66m)

Family Room - 16' 7" x 14' 8" (5.10m x 4.53m)

Study - 9' 1" x 6' 5" (2.80m x 2.00m)

Guest Cloaks W/C

First Floor

Bedroom One - 14' 1" x 12' 4" (4.30m x 3.80m)

Door to:

En-suite shower room and dressing room.

Bedroom Two - 15' 9" x 9' 6" (4.85m max x 2.95m)

Bedroom Three - 13' 4" x 9' 3" (4.10m x 2.85m)

Bedroom Four - 9' 3" x 5' 8" (2.85m x 1.77m)

Family Bathroom - Three-piece suite

Second floor

Lounge/Kitchen/Diner - 23' 3" x 22' 5" (7.13m 6.86m)

Outside

Front

A substantial gravelled driveway which offers road parking for several vehicles.

Rear

A notable feature to the property is the plot that it sits on, it also has the benefit of siding onto open paddock where there is livestock that will often set out to graze. The garden sweeps from the back to the side, which is mainly laid to lawn, shrubs to borders, a segregated children's play area with which is laid to bark. A number of mature trees, a decked patio enjoying a sunny west facing aspect.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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