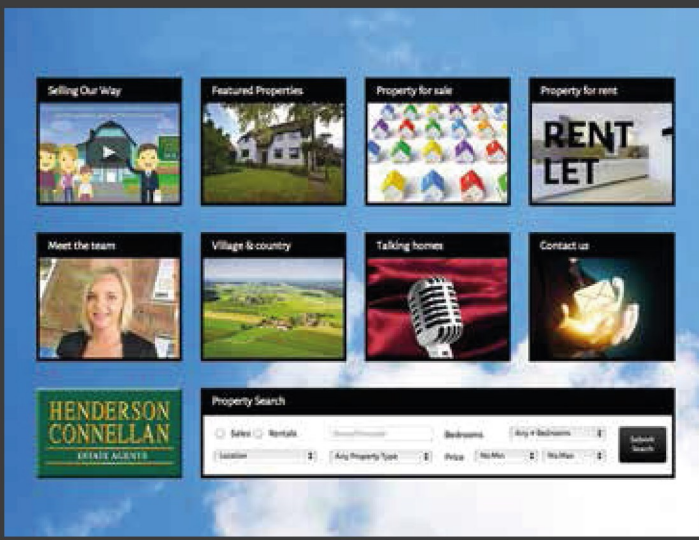


Floorplans and Measurements



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Loddington Farm



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Loddington Farm, Loddington, NN14 1LD



Village

Loddington offers picturesque countryside walks yet has ease of access to the A14. Kettering town centre and mainline railway are less than a ten minute drive away. The village offers a primary school. the village hall offers indoor bowls, theatre and movie nights as well as being available for public hire. The medieval church is the focal point of the village with regular services. Illuminated by night, it looks stunning



Loddington Farm

This beautiful Grade II listed residence enjoys both Georgian and Victorian influence occupying a substantial plot discreetly nestled within the highly sought after village of Loddington, which enjoys a primary school, thriving cricket club, church and fine rural walks, yet Kettering mainline railway is a short drive away connecting to London St Pancras in under an hour. The sensational interior is brimming with character to include an entrance hall, fabulous kitchen which flows to a dining/family room, the significant living room enjoys the warmth of a woodburner, there is a versatile Snug/Bedroom six and a basement/laundry room. There are five further double bedrooms and a versatile study room arranged over two floors, the master with en suite and a well appointed principal bathroom. The wonderful gardens are beautifully kept partially enclosed by stone walling with private parking, double garaging, timber store room and a wonderful garden room, the perfect vantage point from which to admire the architecture and gardens.

EPC EXEMPT. COUNCIL TAX: F

Gardens and Exterior

The wonderful gardens feature a gravelled driveway with private parking for three cars leading to a double garage with twin up and over doors, power, light and personnel door to side. Double gates provide the option of additional off road parking within the garden. A substantial block paved patio is perfect for Alfresco entertaining. A generous lawn is complimented by colourful planted borders and established trees providing a good degree of privacy. A timber outbuilding offers useful storage and a fabulous garden studio is an ideal all weather retreat or for home working.





Interior

- Grade II Listed
- Oil fired central heating
- Entrance hall with stairs to the first floor, door to the basement/laundry room, inner hallway
- Kitchen - with a range of base and eye level cupboards and drawers, single drainer sink unit with mono bloc tap inset to granite worksurfaces, integrated double oven, four ring hob with extractor, dishwasher and fridge, free standing bespoke cupboard (available by separate negotiation). Slate style flooring, flowing to:
- Dining/Family Room - a lovely light filled room, stunning stone mullion window with window seat and exposed ceiling beam.
- Living Room - an elegant room with attractive fireplace with log burner, original window shutters, a dual aspect provides a lovely outlook and floods the room with light.
- Basement/Laundry Room with space and plumbing for washing machine and tumble dryer (appliances are negotiable) sink unit, storage and space for additional appliances if required
- Snug/ Bedroom six- a versatile room currently used as a Snug.
- Upstairs there are five bedrooms arranged over two floors, all of which are double in size. There is an additional spare room on the top floor accessed from bedroom five which would make an ideal study. There are a variety of built in wardrobes and storage cupboards. The master bedroom also features an en-suite

- Bathroom suite comprising low level WC, twin wash hand basins with mono bloc taps, panel enclosed bath with shower, glass shower screen and ceramic tiled splash backs
- En-suite with low level WC, pedestal wash hand basin, shower enclosure with ceramic tiled splash backs and useful storage cupboards either side

