



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Club Lane, Woodford NN14

"Embrace the Country Way of Life"

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"Embrace the Country Way of Life"

In this very impressive, brand new, detached stone residence situated in the heart of this most desirable village. A primary school, village pub, shop and Church are moments away as well as idyllic riverside walks - Kettering and Wellingborough are a short driveaway along with their respective railway lines connecting to London St Pancras in under an hour. The high specification interior is beautifully appointed with Gas central heating, sealed unit double glazed windows and Oak interior doors to include an entrance hall, guest cloakroom, living room with Inglenook fireplace, versatile study/snug and a sensational designer kitchen/dining/family room with integrated appliances, central island and Quartz worksurfaces - the dining/family area creating a great social space. Upstairs the landing leads to a principal bathroom and four double bedrooms, the master with dressing room and en suite, the guest also with en suite. Outside, the private cobbled driveway provides parking for three/four cars and access to a single garage, the foregarden is enclosed by stone walling and the lovely rear garden has been landscaped arranged with easy care in mind - a large porcelain style patio is ideal for summer outdoor living. A brand new home in the Country !

Living Room - 7.11m x 4.11m (23'4" x 13'6")

Kitchen/Dining/Family Room - 6.35m x 4.8m (20'10" x 15'9")

Utility Room - 3.48m x 1.55m (11'5" x 5'1")

Study/Snug - 3.48m x 2.67m (11'5" x 8'9")

WC - 1.78m x 1.17m (5'10" x 3'10")

Bedroom 1 - 5.38m x 3.91m (17'8" x 12'10")

Dressing Room - 2.49m x 2.18m (8'2" x 7'2")

Ensuite - 2.24m x 1.4m (7'4" x 4'7")

Bedroom 2 - 4.09m x 2.92m (13'5" x 9'7")

Ensuite - 2.26m x 2.01m (7'5" x 6'7")

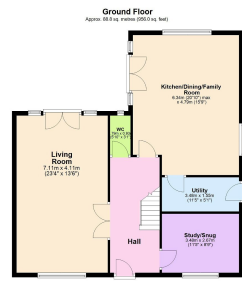
Bedroom 3 - 3.48m x 3.28m (11'5" x 10'9")

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Bedroom 4 - 3.18m x 3.07m (10'5" x 10'1")

Bathroom - 3.2m x 1.78m (10'6" x 5'10")





Total area: approx. 191.3 sq. metres (1952.0 sq. feet)

- Detached House
- Two Reception Rooms
- Village Location
- EPC Rating: B
- Four Bedrooms
- Parking For Four Cars
- Council Tax: C



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

