



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## Crane Close, Little Cransley NN14

"Rural Seclusion"

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## "Rural Seclusion"

This very special detached home enjoys a generous plot, discreetly positioned within this small, exclusive enclave enjoying an open aspect to both the back and side. The lovely plot enjoys an established feel, a generous private driveway is set behind mature hedging with plenty of parking and access to a double sized garage with storage above, the foregarden extends round to the rear garden which is a great size perfect for family living or an avid gardener complete with oversized timber shed/workshop and a greenhouse for all year growing. The impressive interior includes an entrance hall, guest cloakroom, palatial living room enjoying a dual aspect with feature fireplace, the snug is a great size offering a multitude of uses, there is a utility room and a fabulous free flowing kitchen/dining/family room which is a great social space. Upstairs the light filled landing leads to a luxurious bathroom which has both bath and separate shower enclosure, the four bedrooms are double sized the master and guest bedrooms with ensuite. Gas central heating and double glazing complete the inside. Lovely rural walks are virtually on your doorstep, a primary school, village store with post office, pub and picturesque Church can be found within the village. Kettering and Wellingborough are within easy reach along with their respective mainline railway lines. Convenient, village living.

**Living Room** - 6.6m x 3.61m (21'8" x 11'10")

**Kitchen/Breakfast/ Family Room** - 6.25m x 3.25m (20'6" x 10'8")

**Snug/Study** - 3.56m x 3.2m (11'8" x 10'6")

**WC** - 2.11m x 0.71m (6'11" x 2'4")

**Utility Room** - 3.23m x 1.83m (10'7" x 6'0")

**Bedroom One** - 4.39m x 3.66m (14'5" x 12'0")

**Ensuite Wet Room** - 2.18m x 2.11m (7'2" x 6'11")

**Bedroom Two** - 3.43m x 3.25m (11'3" x 10'8")

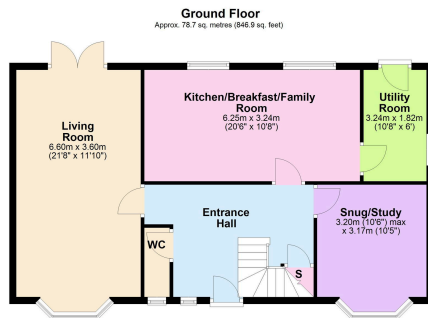
**Ensuite** - 1.68m x 1.68m (5'6" x 5'6")

**Bedroom Three** - 3.28m x 2.64m (10'9" x 8'8")

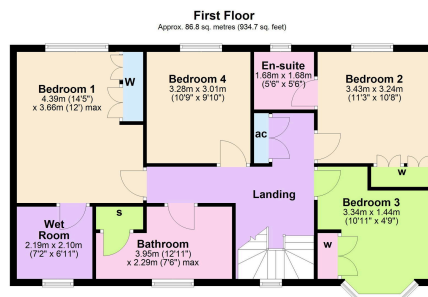
**Bedroom Four** - 3.28m x 3m (10'9" x 9'10")

**Bathroom** - 3.94m x 2.29m (12'11" x 7'6")





Total area: approx. 165.5 sq. metres (1781.6 sq. feet)



- Free flowing Kitchen/Dining Room
- Open Aspect
- Established Rear Garden
- Double Garage and Driveway for Parking Three/Four Cars
- Four Bedrooms
- Detached House
- Village Location
- COUNCIL TAX: F
- Little Cransley
- EPC RATING: C



15-16 Market Place, Kettering,  
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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.

