



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Sterling Court, Loddington, Kettering

Offers Over £800,000

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"England's Green and Pleasant Land"

Can be admired in all its glory from this exceptional extended detached stone village residence covering over 3000 sq ft and enjoying a very privileged position with stunning views over rolling countryside. Loddington is a gorgeous village with a public house, primary school and a variety of idyllic rural walks, yet the A14, Kettering and Northampton with their respective railway lines are a short drive away. The interior has been greatly enhanced enjoying epic proportions and a contemporary feel to include a generous reception hall flowing to the living room, formal dining room, study and the hub of the house is the sensational designer kitchen with a range of integrated appliances, which flows to the breakfast/family room in the guise of an orangery with interconnecting snug. Upstairs there is a principal bathroom and four generous double bedrooms, the substantial master with stylish en-suite shower room and the guest bedroom is enormous. Outside is beautifully kept with a private driveway, double garage, lawned foregarden, private landscaped rear garden enjoying far reaching views and heated plunge pool. A very special village home. The rear most section of the garden which is unfenced, has a right of access around the pond area. Each resident is responsible for the maintenance of their own respective area, as per their Title Plan and covenants.

Living Room

5.97m x 4.29m (19'7 x 14'1)

Dining Room

4.04m x 3.02m (13'3 x 9'11)

Snug

Study

4.34m x 2.16m (14'3 x 7'1)

WC

1.47m x 1.57m (4'10 x 5'2)

Kitchen/Breakfast/ Family Room

8.69m x 5.79m (28'6 x 19)

Garage

5.21m x 5.13m (17'1 x 16'10)

Bedroom One

7.59m x 4.34m (24'11 x 14'3)

En suite

2.82m x 1.85m (9'3 x 6'1)

Bedroom Two

8.97m x 3.40m (29'5 x 11'2)

Bedroom Three

3.25m x 2.69m (10'8 x 8'10)

Bedroom Four

3.38m x 3.23m (11'1 x 10'7)

WC

2.39m x 1.17m (7'10 x 3'10)





- Detached
- Double Garage
- Village Location
- Five Receptions
- EPC - Pending
- Four Bedrooms
- Plunge Pool
- Large Garden
- Designer Kitchen
- Council Tax Band G



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.

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