



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Parklands Close, Loddington NN14 1LG

"Well Connected Village Living"

4 2 3



## "Well Connected Village Living"

Discreetly positioned at the end of this most desirable cul de sac, occupying a lovely plot with distant views of the Church spire, illuminated by night, this extended detached home offers impressive proportions both inside and out. The accommodation offers efficient living with central heating and hot water via an Air Source heat pump as well as UPVC double glazed windows. The entrance porch leads via Oak interior doors to the entrance hall, guest cloakroom, versatile study/ snug and a palatial living room enjoying the warmth of a wood burner. The extensive kitchen/dining/family room spans the back of the house with Oak worksurfaces, the dining/family area creates a perfect social space with bi-folding doors creating an open aperture for the warmer months. Upstairs the light filled landing leads to a principal bathroom and four bedrooms, three of which are double sized, the principal bedroom with ensuite shower. Outside the fore garden is laid to lawn, the generous driveway provides plenty of parking leading to the double garage, the fabulous rear garden enjoys an established feel and is a great size. Loddington has a primary school, thriving cricket club, Loddington Wetlands as well as lovely rural walks, a short drive to Kettering enables direct access to St Pancras International in under an hour. A well connected home in a relaxing village environment.

**Living Room** - 6.55m x 3.63m (21'6" x 11'11")

**Kitchen/Dining Room** - 8.53m x 2.77m (28'0" x 9'1")

**Family Room** - 4.62m x 3.71m (15'2" x 12'2")

**Study/Playroom** - 2.92m x 2.54m (9'7" x 8'4")

**Utility Room** - 2.31m x 2.06m (7'7" x 6'9")

**Guest Cloakroom** - 2.79m x 0.86m (9'2" x 2'10")

**Bedroom One** - 3.94m x 3.63m (12'11" x 11'11")

**Ensuite** - 2.69m x 1.47m (8'10" x 4'10")

**Bedroom Two** - 3.61m x 3.43m (11'10" x 11'3")

**Bedroom Three** - 3.18m x 2.74m (10'5" x 9'0")

**Bedroom Four** - 2.64m x 2.41m (8'8" x 7'11")

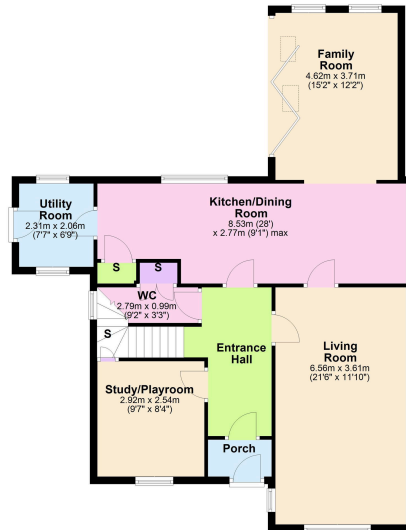
**Bathroom** - 2.39m x 2.26m (7'10" x 7'5")





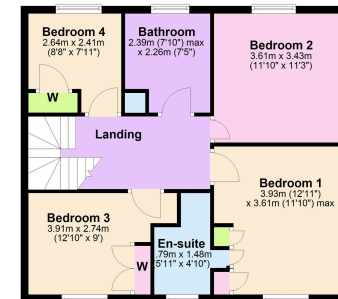
- Detached House
- Village Location
- Parking For Four Cars
- EPC RATING: D
- Four Bedrooms
- Air Source Heat Pump
- Garage
- COUNCIL TAX: F

**Ground Floor**  
Approx. 94.4 sq. metres (1016.5 sq. feet)



Total area: approx. 157.6 sq. metres (1696.3 sq. feet)

**First Floor**  
Approx. 63.2 sq. metres (679.8 sq. feet)



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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