



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stable Yard, Loddington NN14

"Rooms With A View"

3 1 1



"Rooms With A View"

Accessed via a private road, this outstanding extended village home is situated within a unique enclave of individual homes, discreetly positioned in the idyllic village of Loddington. The outlook is stunning, overlooking the Glebe Field to the front, whilst to the back the Medieval Church which is illuminated by night provides an inspiring back drop. The front and rear gardens are lovely and arranged with easy care in mind. There is the rarity of a private driveway offering parking for two cars in addition to a single garage, with planning approved to create a snug. The interior offers period features fused with contemporary updates to include an entrance hall, living room with lovely bay window and wood burner, stunning free flowing kitchen/ dining/family room with wood burner, roof lantern and Bi-fold doors to the garden, there is also a utility room and guest cloakroom. The principal bathroom has a white suite with separate shower enclosure; the three bedrooms are generous double rooms, two with Victorian fireplaces and finally a separate washroom. A very rare find !

Living Room - 4.06m x 3.58m (13'4" x 11'9")

Kitchen/Dining/Family Room - 6.65m x 5.26m (21'10" x 17'3")

Utility Room - 2.01m x 1.75m (6'7" x 5'9")

Bathroom - 4.06m x 1.24m (13'4" x 4'1")

WC

Bedroom One - 4.14m x 3.91m (13'7" x 12'10")

Bedroom Two - 3.91m x 3.15m (12'10" x 10'4")

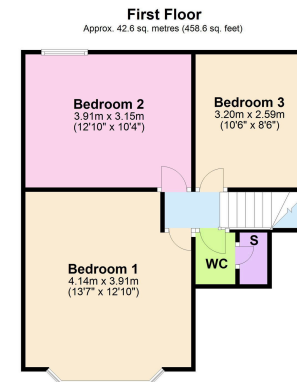
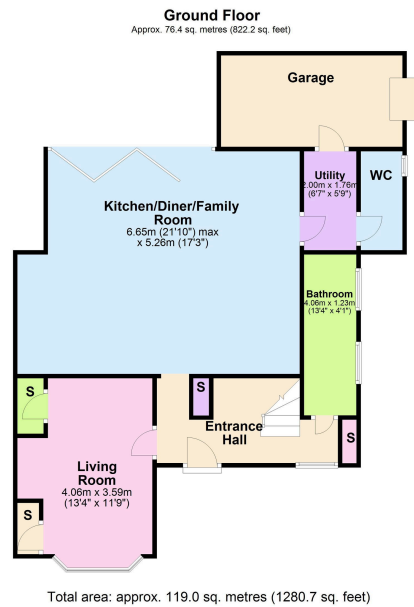
Bedroom Three - 3.2m x 2.59m (10'6" x 8'6")

WC





- Lovely setting with open views
- Extended interior with designer Kitchen/Dining/Family Room
- Utility Room and Guest Cloakroom
- Living Room with woodburner
- Three Double Bedrooms
- Principal Bathroom, Seperate Wash Room and Guest Cloakroom
- Private parking for two cars, oversized single garage
- EPC RATING: E
- 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.

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