



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Old School House, Little Addington, NN14

3 1 2



A Lesson In Style And Character

This exceptional, detached former "School House" has striking architectural features occupying a wonderful plot with generous, wrap around gardens in the heart of this desirable village, the Church providing an inspiring backdrop, illuminated by night.

Lovely rural walks are on your doorstep, logistical access is a breeze with the A14, Kettering and Wellingborough mainline stations a short driveway connecting to London St Pancras in under an hour. The stunning interior features an entrance porch with period themed solid doors, the reception hall is a great size, perfect as a reading or music room, the living room has an exposed beam and views over the garden, the bespoke kitchen/dining/family room is a great social space with integrated oven and induction hob which leads through to a utility room and guest cloakroom, there is also a lovely snug room full of character with vaulted ceilings, exposed brick elevation and quarry tiled flooring, this could also be used as an optional bedroom four. Upstairs the landing leads to a principal bathroom and three bedrooms, two of which are double sized. Modern enhancements include mostly, heritage style UPVC flush casement windows and central heating via an efficient air source heat pump. Stone walling encloses the frontage with an electric sliding gate leading to leading to a private driveway with parking for four cars, a period red brick outbuilding offers useful storage. The wrap around gardens feature manicured lawns, Beech hedging and seating areas, one with Oak framed covering complete with heaters, perfect for all weather outdoor living. A home with history !

Entrance Porch - 2.34m x 1.73m (7'8" x 5'8")

Hall - 4.8m x 2.84m (15'9" x 9'4")

Living Room - 4.75m x 4.14m (15'7" x 13'7")

Kitchen/Dining room - 4.78m x 4.75m (15'8" x 15'7")

Utility Room - 2.36m x 2.13m (7'9" x 7'0")

Pantry - 2.44m x 2.29m (8'0" x 7'6")

WC - 1.37m x 0.76m (4'6" x 2'6")

Music Room - 3.84m x 3.05m (12'7" x 10'0")

Bedroom 1 - 3.84m x 3.66m (12'7" x 12'0")

Bedroom 2 - 3.86m x 3.4m (12'8" x 11'2")

Bedroom 3 - 3.53m x 2.77m (11'7" x 9'1")

Bathroom - 2.34m x 2.16m (7'8" x 7'1")

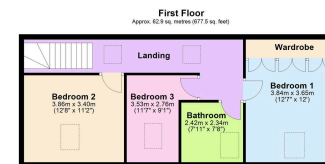




- The Old School House from 1874
- Village Location
- Detached
- Electric gates and parking for multiple cars
- Three bedrooms
- Wrap around gardens
- Outbuilding with power and lighting
- Air source heat pump central heating
- EPC RATING: E
- Council Tax: E



Total area: approx. 180.1 sq. metres (1938.8 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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