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CONNELLAN**  
ESTATE AGENTS



# The Paddocks, Orlingbury NN14 1JU

"The Paddocks"

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## "The Paddocks"

Occupying a significant plot, this substantial, detached home enjoys a discreet setting in this exclusive enclave. Orlingbury has an idyllic village green, the Church providing an attractive back drop, illuminated by night, lovely rural walks are on the doorstep which can be rewarded with a treat at either the pub or renowned Wythmails eatery. Kettering and Wellingborough are within easy reach along with their respective railway lines connecting with St Pancras International in under an hour. The high specification interior benefits from gas central heating, UPVC double glazing and security alarm system to include an entrance hall with Karndean wood effect specialist flooring, guest cloakroom, Bespoke Oak fronted kitchen/breakfast/family room by Bells of Northampton with the striking feature of a three oven Aga among other integrated appliances with an adjoining utility room/boot room of a complimenting finish. The formal dining room is versatile, the living room has an elegant Limestone fireplace enjoying the warmth of a wood burner, the study/sewing room is perfect for those working from home and the generous snug is currently used as a Library. Upstairs the landing leads to a principal bathroom and the four bedrooms are good sizes, the principal bedroom with sumptuous en suite. Outside the deep frontage is lawned, the sweeping gravelled driveway leads to a double garage and the rear garden is a great size enjoying a good degree of privacy.

**Living Room** - 6.3m x 4.06m (20'8" x 13'4")

**Dining Room** - 3.71m x 3.25m (12'2" x 10'8")

**Snug** - 4.37m x 3.56m (14'4" x 11'8")

**Study** - 2.62m x 1.65m (8'7" x 5'5")

**Kitchen/Breakfast Room** - 5.72m x 4.37m (18'9" x 14'4")

**Utility Room** - 3.15m x 2.34m (10'4" x 7'8")

**WC** - 1.75m x 1.65m (5'9" x 5'5")

**Bedroom 1** - 4.42m x 4.14m (14'6" x 13'7")

**Ensuite** - 2.31m x 2.01m (7'7" x 6'7")

**Bedroom 2** - 4.04m x 3.51m (13'3" x 11'6")

**Bedroom 3** - 4.04m x 2.74m (13'3" x 9'0")

**Bedroom 4** - 2.67m x 2.26m (8'9" x 7'5")

**Bathroom** - 2.67m x 2.01m (8'9" x 6'7")

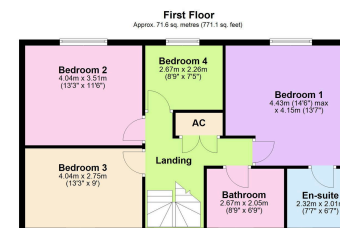




- EPC RATING: D
- Council Tax: G
- Ensuite and Family Bathroom
- Three Reception Rooms and Study
- Utility/Boot Room
- Kitchen with three oven Aga
- Generous Plot
- Four Bedrooms
- Detached House
- Double Garage



Total area: approx. 187.3 sq. metres (2016.4 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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