



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Park Lodge, Grafton Underwood NN14

£1,100,000

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"Park Lodge"

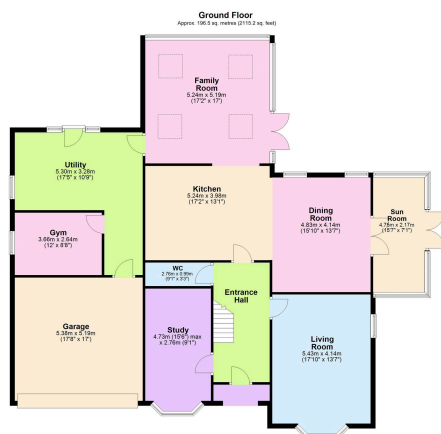
This substantial, extended detached residence occupies an idyllic setting on the periphery of Grafton Underwood, set within wonderful grounds with beautifully kept wrap around gardens which adjoin rolling countryside. This fabulous home enjoys a fusion of period design and contemporary enhancements and updates resulting in an interior designed and finished to an exacting standard. The reception hall leads to a guest cloakroom, a significant kitchen/dining/family room with handcrafted kitchen with a range of integrated appliances and Silestone worksurfaces seamlessly flows to both a formal dining area with elegant fireplace and a family room with vaulted ceilings and striking glazed gable end, the perfect vantage point from which to admire the garden. The sun room offers a different perspective of the garden, a study/snug is perfect for home working and the utility/boot room offers practicality, there is a gym room and finally the living room providing a relaxing space with Minster style fireplace and working fire. Upstairs the light filled landing leads to a principal bathroom and five generous bedrooms, the principal bedroom has a balcony, adjoining ensuite and sizeable dressing room with bespoke built in wardrobes.

Outside is equally impressive, a private driveway is flanked by hedging with plenty of parking, access to the double garage with electric door, the gardens feature manicured lawns, meandering pathways, colourful mature plantings, a kitchen garden and an array of seating areas providing sun and shade on warm summers days. Countryside walks are moments away, the Pig and Waffle Bistro is an ideal reward at the end of a walk. Kettering and its mainline railway are a short drive away, the latter connecting directly to St Pancras International in under an hour. An exceptional home in a most desirable setting!





- Village Location
- Significant, free flowing Kitchen/ Dining/Family Room
- Living Room with minster fireplace
- Versatile Study/Snug
- Five generous Bedrooms, the principal Bedroom with Ensuite and Dressing Room
- Extensive wrap around gardens with wonderful views
- Large private driveway leading to a double garage.
- Oil Fired Central Heating and UPVC double glazing
- EPC RATING: E
- COUNCIL TAX: F



Total area: approx. 340.8 sq. metres (3668.8 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.

15-16 Market Place, Kettering,
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