



**HENDERSON
CONNELLAN**
ESTATE AGENTS

High Street, Cranford NN14
"Cranford's Best Kept Secret"

4 2 3



"Cranford's Best Kept Secret"

Discreetly positioned in the heart of this most desirable village, this detached family home occupies a fabulous plot, hidden away just off the High Street. Cranford has so much to offer, an idyllic green, rural walks, a primary school, thriving Old Forge Tea Room and Red Lion Pub and Restaurant. The A14, Kettering and the mainline railway reaching St Pancras in under an hour are a short drive away. The stunning interior is versatile, benefitting from gas central heating and UPVC double glazing to include entrance hallway with Oak flooring flowing to the living room enjoying the warmth of a wood burner, a lovely kitchen flows to the separate dining room. A snug could be an optional bedroom, there is a study, shower room and utility room. Upstairs there are three double bedrooms and a stylish principal bathroom. Outside a private driveway offers parking for three cars leading to a double garage with electric door, the fore garden is attractively presented and the fabulous wrap around gardens are beautifully kept, perfect for summer outdoor living. A hidden gem.

Living Room - 7.16m x 4.04m (23'6" x 13'3")

Dining Room - 3.28m x 3.25m (10'9" x 10'8")

Sung/Bedroom Four - 4.01m x 3.51m (13'2" x 11'6")

Kitchen - 4.01m x 3.28m (13'2" x 10'9")

Utility Room - 4.14m x 1.83m (13'7" x 6'0")

Study - 2.95m x 2.13m (9'8" x 7'0")

Shower Room - 2.39m x 2.26m (7'10" x 7'5")

Bedroom One - 4.6m x 3.3m (15'1" x 10'10")

Bedroom Two - 3.25m x 2.82m (10'8" x 9'3")

Bedroom Three - 5.18m x 2.9m (17'0" x 9'6")

Bathroom - 3.3m x 2.08m (10'10" x 6'10")

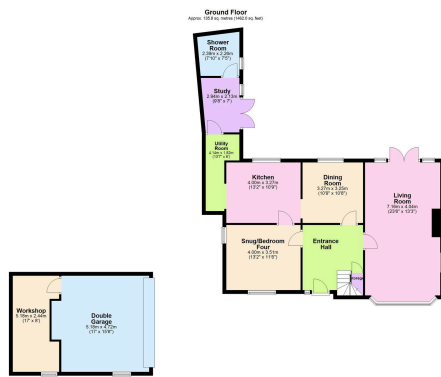
Double Garage - 5.18m x 4.72m (17'0" x 15'6")

Workshop - 5.18m x 2.44m (17'0" x 8'0")

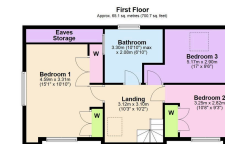




- Detached four bedroom home
- South facing private gardens
- Tucked away location in the sought after village of Cranford
- Gas central heating
- EPC RATING: C
- Double garage and workshop
- Opportunity for downstairs living
- Driveway parking for up to three cars
- UVPC double glazed windows for the main home
- COUNCIL TAX: E



Total area approx. 204.1 sq metres (2107.3 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, Northamptonshire, NN16 0AJ

