



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Main Street, Orton NN14

"Rosemary Cottage"

2 2 2



## "Rosemary Cottage"

This beautiful home is set in this exclusive enclave, converted by renowned local builders Grace Homes. Orton is a lovely rural setting with countryside walks on your doorstep, Loddington is within easy reach with primary school and soon to be reopening pub, as well as Rothwell, a thriving market town with a range of amenities.

The sensational interior has a fusion of period and contemporary design with a reception hall, guest cloakroom, utility/boot room and a fabulous, split-level kitchen/dining/family room a great social space finished with granite worksurfaces and integrated appliances. There is a separate cosy living room with wood block effect flooring in herringbone design with the warmth of a multi fuel burner. Upstairs the two sumptuous double bedrooms both have built in storage and en suites. The character of this home is complimented by the efficiency offered by sealed unit double glazing and heating via an air source heat pump. Outside is equally impressive with private parking within the courtyard along with an oversized garage with power and light, the landscaped rear garden is lovely, arranged with easy care in mind with natural stone patios, manicured lawn and plantings. A very special home indeed!

**Living Room** - 4.06m x 3.38m (13'4" x 10'13")

**Kitchen Dining Family Room** - 5.99m x 3.96m (19'8" x 13'0")

**Utility Room** - 3.1m x 2.51m (10'2" x 8'3")

**Guest WC** - 1.68m x 1.02m (5'6" x 3'4")

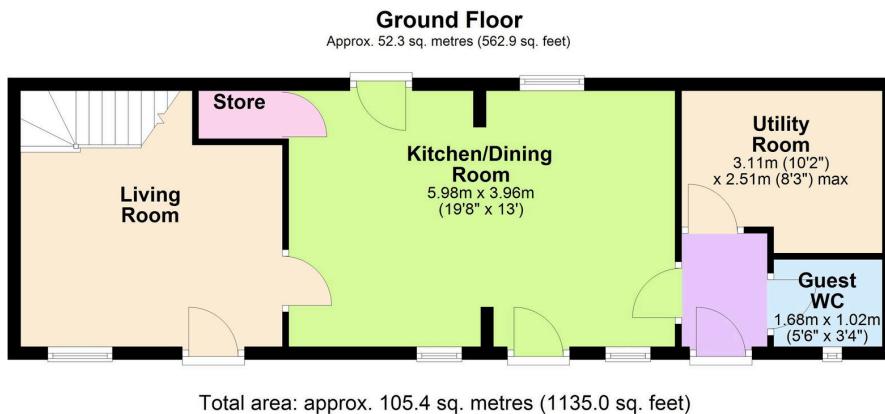
**Bedroom One** - 4.06m x 4.01m (13'4" x 13'2")

**Ensuite** - 4.06m x 1.42m (13'4" x 4'8")

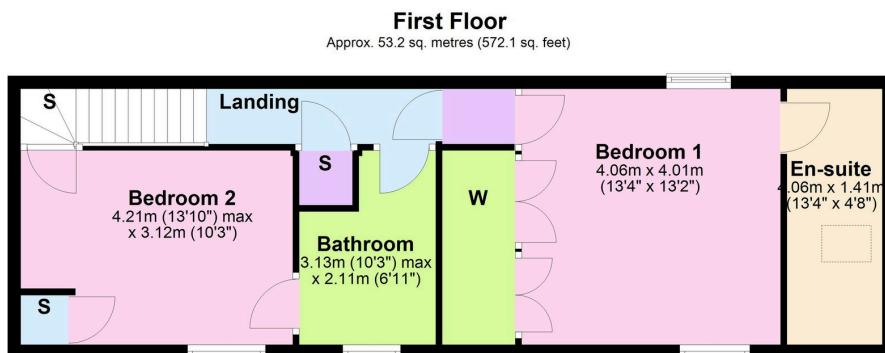
**Bedroom Two** - 4.22m x 3.12m (13'10" x 10'3")

**Bathroom** - 3.12m x 2.11m (10'3" x 6'11")





- Idyllic setting
- Sealed unit double glazing
- Air Source Heat pump and underfloor heating
- Stunning designer, free flowing Kitchen/Dining/Family Room
- Living room enjoying the warmth of a woodburner
- Two double bedrooms with en suites
- The property is connected to a sewerage treatment plant.
- COUNCIL TAX: D
- EPC RATING: 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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