



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Holly Cottage, Draughton Road, Maidwell, NN6 9JF

Offers Over £750,000

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Nestled on a desirable road in the sought-after and picturesque village of Maidwell, Holly Cottage is a charming and spacious detached family home, set on a generous plot. The property enjoys stunning rear views across open countryside, four well-proportioned bedrooms, a double garage, and a well-maintained garden.

Tucked back from Draughton Road, the property occupies a peaceful position within easy walking distance of the primary school and the village pub. The nearby towns of Market Harborough and Northampton, together with the A14, are all easily accessible, offering excellent transport links and local amenities.

A solid timber front door opens into a welcoming porch with ceramic tiled flooring and a part-glazed internal door leading to the entrance hall.

The entrance hall is light and inviting, featuring a guest WC and a staircase rising to the first floor. Throughout the home, bespoke oak brace-and-latch doors — handmade by a local carpenter — add warmth and character.

The spacious living room enjoys beautiful views of the rear garden and open fields, perfectly framed by sliding patio doors. A bay window to the front elevation adds light and balance, while a wood burner set on a slate hearth with oak mantel provides a cosy focal point.

A bright conservatory extends from the living space, offering panoramic views across the garden and countryside beyond, with ceramic tiled flooring and French doors opening to the patio.

The kitchen/breakfast room is well-equipped with a range of fitted base and wall units, roll-top work surfaces, and a composite one-and-a-half bowl sink. Integrated appliances include an electric oven, microwave, and four-ring gas hob, with space for two under-counter appliances. There is ample room for a breakfast table and additional storage.

The formal dining room enjoys postcard-worthy rear views and easily accommodates a large dining suite, making it ideal for entertaining.

A separate utility room offers practical workspace, with continued tiled flooring, base and wall units, stainless-steel sink, and plumbing for a washing machine and tall fridge/freezer. A door leads to the boot room, which features tiled flooring, sliding patio doors to the rear garden, and access to both the double garage and the front of the property.

Well-proportioned galleried landing with an exposed oak beam and a feature window to the front elevation.

There are four well-proportioned bedrooms, all with fitted storage. Three are generous doubles, with the main and third bedrooms enjoying delightful views over the rear garden and surrounding countryside.

The main bedroom features a raked ceiling, exposed beam, fitted wardrobes, and an en suite shower room with floor-to-dado tiling, shower enclosure, WC, and pedestal wash hand basin.

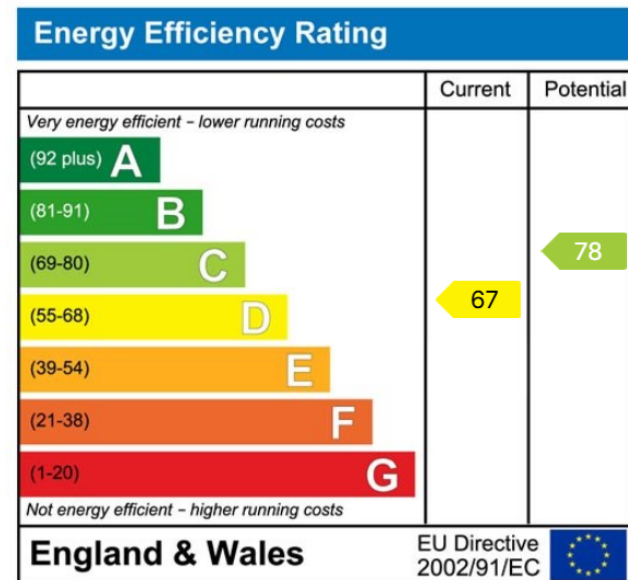
The family bathroom includes a three-piece suite with a panelled bath and shower over, pedestal wash hand basin, and low-level WC.

Situated on a desirable road in Maidwell, the property boasts an attractive and recently updated frontage comprising two established wood chipped areas, a block-paved driveway providing off-road parking for at least five cars and a landscaped gravel and paved-stone area leading to the front door. The part-landscaped modern rear garden seamlessly blends into the countryside beyond, providing far-reaching views and a tranquil feel. Established borders run the length of the garden, with two lawn section and various large, planted borders and stone sections. To the rear of the garden lies a large stone paved seating area with spectacular views with connecting gravel pathways and raised planted borders/





- Living Room - 5.77m x 3.66m (18'11" x 12'0")
- Study - 2.77m x 2.54m (9'1" x 8'4")
- Kitchen/Breakfast Room - 4.93m x 3.76m (16'2" x 12'4") max
- Main Bedroom - 3.76m x 3.66m (12'4" x 12'0")
- Bedroom Three - 3.18m x 2.72m (10'5" x 8'11")
- Conservatory - 3.86m x 3.2m (12'8" x 10'6")
- Dining Room - 3.76m x 3.2m (12'4" x 10'6")
- Utility Room - 2.67m x 2.21m (8'9" x 7'3")
- Bedroom Two - 3.68m x 3.02m (12'1" x 9'11") max
- Bedroom Four - 3.78m x 1.98m (12'5" x 6'6")



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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