



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Main Street, Loddington NN14

## "Ashcroft House"

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## "Ashcroft House"

An extended, stone detached residence commanding an enviable position in the heart of Loddington, the attractive main street is complimented by stone residences, with a primary school, village hall, medieval church illuminated by night, thriving cricket club and fine rural walks amongst the beautiful local countryside. Working from home is efficient with superfast 'Gigaclear' fibre broadband connectivity. Kettering mainline railway is a short drive away connecting to London St Pancras in under an hour. The high specification interior is beautifully appointed which includes an entrance hall, guest cloakroom, living room with elegant fireplace and working fire. The significant kitchen/dining/family room is sensational with central island and a two oven, two ring Aga, in addition to a separate oven and induction hob, combining to create a wonderful social space. The generous snug is versatile, there is a ground floor shower room and a fabulous utility/boot room, all of which could be utilised as an annexe arrangement, ideal for multi-generational living. Upstairs there is a principal bathroom and four bedrooms, the principal bedroom has a dressing area and sensational brand new wet room ensuite. The guest bedroom also features an ensuite shower room. Sealed unit double glazing and oil-fired central heating are complimented by solar panels with battery storage (available by separate negotiation), creating efficient living. The gardens are beautifully kept, the fore garden with lawn and manicured topiary, the rear garden has various patio seating areas allowing you to follow the sun, perfect for outdoor living, brick and stone walling create a secluded feel.

**Living Room** - 6.93m x 5.03m (22'9" x 16'6")

**Kitchen/Dining/Family Room** - 9.86m x 7.34m (32'4" x 24'1")

**Family/Games Room** - 5.31m x 4.14m (17'5" x 13'7")

**Utility/Boot Room** - 5.05m x 3.56m (16'7" x 11'8")

**Shower Room** - 3.43m x 1.93m (11'3" x 6'4")

**Bedroom One** - 4.55m x 4.14m (14'11" x 13'7")

**Dressing Room** - 2.36m x 2.26m (7'9" x 7'5")

**Ensuite** - 2.77m x 1.65m (9'1" x 5'5")

**Bedroom Two** - 4.55m x 3.25m (14'11" x 10'8")

**Ensuite** - 2.31m x 1.96m (7'7" x 6'5")

**Bedroom Three** - 4.9m x 3.28m (16'1" x 10'9")

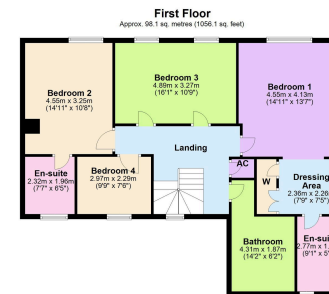
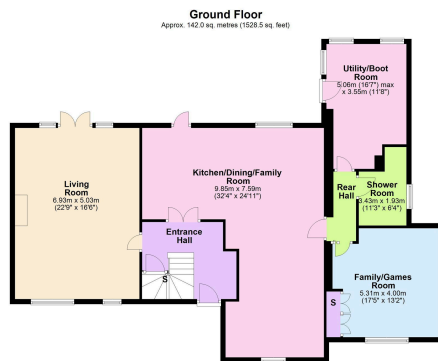
**Bedroom Four** - 2.97m x 2.29m (9'9" x 7'6")

**Bathroom** - 4.32m x 1.88m (14'2" x 6'2")





- 2584.6sq.feet/240.1sq.metres
- Detached Property
- Four double bedrooms
- Outstanding quality throughout
- Off road parking
- Double garage
- Beautiful garden
- Solar Panels
- COUNCIL TAX: G
- EPC RATING: B



Total area: approx. 240.1 sq. metres (2584.6 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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