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**“The Perfect Blend Of Old and
New”**



The Croft
Hanging Houghton
NN6 9HW



“The Perfect Blend of Old and New!”

After undergoing extensive renovations, whilst retaining a traditional and charming feel throughout with original style features, this three/four bedroom detached dormer property offers the perfect blend of high quality fixtures and fittings and a wealth of character!





Property Highlights

Nestled within a sought after cul de sac, the property is located in the desirable village of Hanging Houghton, with a fantastic community, the rolling countryside on its doorstep and the Brampton Valley. The property also benefits from being within close driving distance of Market Harborough, the A14 and motorway connections.

Entrance is gained into the entrance porch with tiled flooring, space for coats and shoes storage and sliding doors lead through to the reception hall.

Reception hallway, currently used as a fantastic office space, with sliding doors directly leading out to the garden and internal access into the garage.

Truly impressive, open plan living/dining/kitchen, beautifully knocked through to create this fantastic social space with a dual aspect featuring generous windows, bamboo flooring and architecturally an excellent design space with multiple different zones.

The immaculately presented living area features two generous windows, a eco wood burner set on a stunning marble hearth, and stairs rise to the first floor.



Property Highlights

Modernised kitchen/dining room with ample space for a large dining table and stairs, a breakfast bar, under floor heating and a side window floods the space with natural light. The modernised 'Wren' kitchen comprises a range of eye and base level units, a bamboo worktop with a gorgeous 1970s printed, acrylic splashback. There is a stainless steel Blanco sink, a double integrated oven, a four ring ceramic hob, integrated fridge, freezer and a wine cooler.

Separate utility room of a generous size with excellent storage, a ceramic one and a half bowl sink, space and plumbing for a washing machine, dishwasher and tumble dryer. There is also a barn style door that provides access to the side porch lean to providing an excellent boot storage, and direct access into the garden.

The fourth bedroom is located on the ground floor offering excellent annexe potential with the guest WC conveniently located next door. The current owners use this room as an alternative sitting room with sliding doors into a conservatory. The light and airy conservatory overlooks the rear garden with a host of windows and French doors lead out.

Guest WC with continued bamboo flooring, a bespoke printed original style wallpaper to match the original wallpaper present, dating back to 1968, access to the storage cupboard and a two piece suite to include a low level WC and vanity enclosed wash hand basin.



Property Highlights

Stairs rise to the first floor with access to the loft hatch, airing cupboard, shower room and three out of the four bedrooms.

Three bedrooms located on the first floor all double in size with generous windows injecting an abundance of natural light and a tasteful decor throughout.

The main bedroom is positioned to the front of the property benefiting from mirrored, sliding wardrobes, an exposed timber beam, space for drawer storage and access to the en suite. The en suite bathroom has been finished to a high standard comprising a heated towel rail and a three piece suite to include a low level WC, a vanity enclosed wash hand basin and a jacuzzi bath with central taps and shower head, and acrylic splashbacks.

The second bedroom boasts the perfect guest room with its generous size, pedestal wash hand basin, storage and outlook of the rear garden.

Oversized, tandem length garage measuring approximately 29ft, with an electric door, side personal door, rear window, power and light.



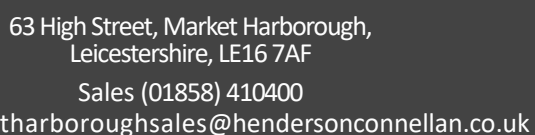


Outside

Nestled in a desirable cul de sac, the property is set back and enclosed by an original stone wall with low level, double iron gates and a hard standing driveway provides odd road parking for two-three cars. The neat frontage features a main lawn with well stocked planted borders, a paved path to the front door and wide access. There is also access to the tandem length garage from the front elevation.

The rear garden has been beautifully maintained and benefits from recently fitted fencing offering a secure and tidy boundary. The harden features a paved patio area ideal for seating with a timber pergola and a main lawn which extends around to the side elevation. There are a host of well stocked planted borders, mature trees and shrubbery offering a wealth of colour and character.

Reception Hall/Study - 5.28m x 1.73m (17'4" x 5'8")	Main Bedroom - 4.14m x 3.51m (13'7" x 11'6") max
Living/Dining Room - 6.53m x 3.84m (21'5" x 12'7") max	En Suite - 1.73m x 1.73m (5'8" x 5'8")
Kitchen - 6.53m x 3.1m (21'5" x 10'2") max	Bedroom Two - 5.13m x 3.02m (16'10" x 9'11") max
Utility - 2.82m x 2.06m (9'3" x 6'9")	Bedroom Three - 3.35m x 2.44m (11'0" x 8'0")
Conservatory - 2.62m x 1.73m (8'7" x 5'8")	Shower Room - 1.91m x 1.68m (6'3" x 5'6")



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