HENDERSON CONNELLAN

ESTATE AGENTS

Isham Road, Orlingbury NN14

"Where the Village Ends"

"Where the Village Ends"
Bordering open countryside to both the rear and side, this exceptional, extended semi-detached home enjoys one of Orlingbury's most enviable positions, where village life gives way to rolling rural views. The foregarden and private driveway are set behind lovely mature Beech hedging, with parking for three/four cars, the sizeable rear garden has a variety of seating areas, ideal for following the sun and admiring the garden and view. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, living room enjoying the warmth and glow of a working fire, the kitchen/breakfast room is well appointed and flows to a versatile family room overlooking the garden, double doors allow this room to be closed off for a cosy feel or free flowing. A utility room adds to the practicality along with a guest cloakroom.
Upstairs the light filled landing leads to the principal bathroom and three really good sized bedrooms. The village offers fine rural walks, a picturesque Church, pub, Whythmails coffee shop overlooking the village green, as well as easy access to both Kettering and Wellingborough along with their mainline railways add to the convenience.

Living Room - 5.46m x 3.33m (17'11" x 10'11")

Kitchen/Breakfast Room - 4.42m x 3.33m (14'6" x 10'11")

Dining Room - 3.99m x 2.41m (13'1" x 7'11")

Utility Room - 4.01m x 2.03m (13'2" x 6'8")

WC - 1.6m x 0.89m (5'3" x 2'11")

Bedroom One - 3.68m x 3.33m (12'1" x 10'11")

Bedroom Two - 3.68m x 3.33m (12'1" x 10'11")

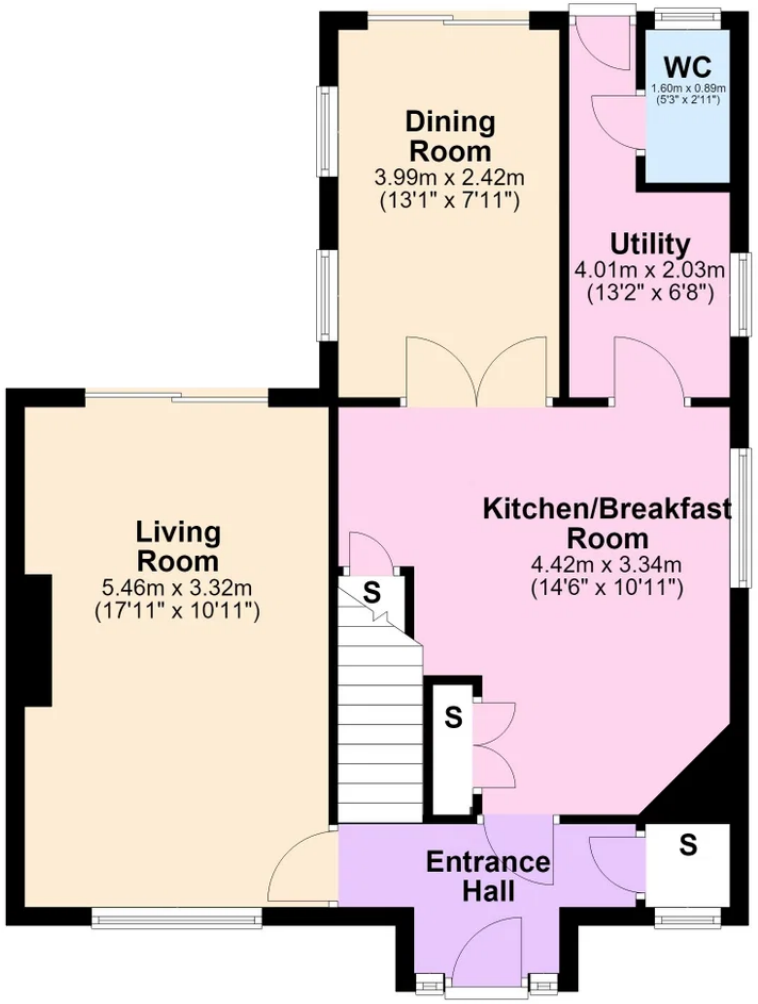
Bedroom Three - 2.59m x 2.44m (8'6" x 8'0")

Bathroom - 1.8m x 1.65m (5'11" x 5'5")

- Village location
- Amazing field views
- Spacious Kitchen/Breakfast/Family Room
- Three generous Bedrooms
- Bright Living Room
- Off road parking for three to four Cars
- UPVC double glazing
- Gas central heating
- EPC RATING: PENDING
- Council Tax: C
  Tenure: Freehold

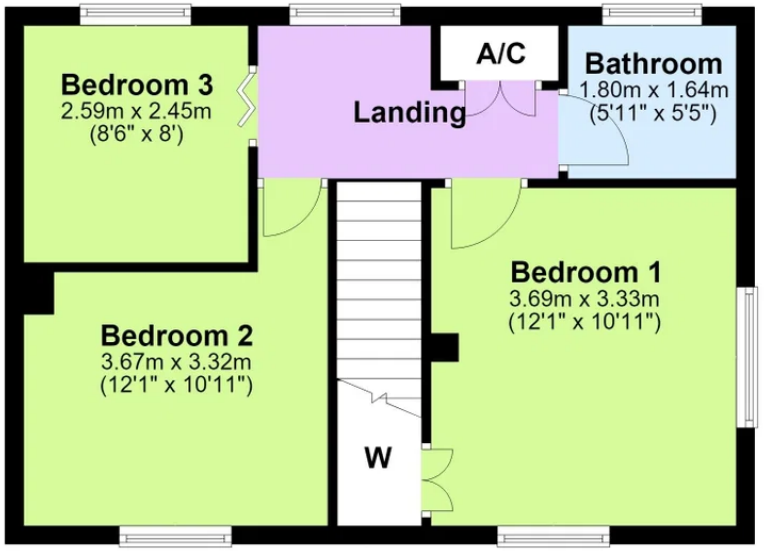
Ground Floor

Approx. 62.0 sq. metres (666.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



Total area: approx. 100.5 sq. metres (1081.4 sq. feet)

Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk

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.