

**HENDERSON
CONNELLAN**

ESTATE AGENTS



Plot 3 Sterling Court, Loddington, NN14

"Eco Village Living"

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A discreet, gated enclave of just four brand new, stone detached homes by AP Lewis & Sons, designed to an exacting standard with efficiency and eco credentials at the forefront of design. Central heating is via a state of the art air source heat pump with high insulation, Heritage style UPVC double glazing, supplemented by PV system providing efficient electric supply with the option of electric car charging if desired. The stylish interior is complimented by a high specification design and finish to include an entrance hall, guest cloakroom, cloak storage and utility room. The living room enjoys the warmth of a wood burner, the study is perfect for home working and the designer kitchen/dining/family room creates a wonderful social space with quality integrated appliances, Quartz worksurfaces and bi-folding doors creating an open aperture to the garden. Upstairs there are five bedrooms in all, arranged over two floors, the first floor with four bedrooms the principal and guest bedroom with dressing area and ensuite, a family bathroom, the second floor offering a shower room, fifth bedroom and versatile games room/optional bedroom six. The exterior is equally impressive with private driveway, double garaging with electric doors and enclosed, private rear gardens. Loddington Wetlands is a moment away with waterside walks, the village has a picturesque Church, thriving cricket club and a primary school, Kettering mainline railway is a short driveway connecting to St Pancras International in under an hour, whilst Uber offers ease of access to the wealth of nearby village pubs. Efficient village living.

Sterling Court by A P Lewis is an exclusive development of just four homes accessed from Main Street. Each home will feature a private blocked paved driveway for two/four cars leading to double garaging with electric remote controlled sectional door complete with power and light. The foregardens will be planted. The rear garden features a natural stone patio, lawned area with laurel hedging and close board timber fencing to enclose the garden.

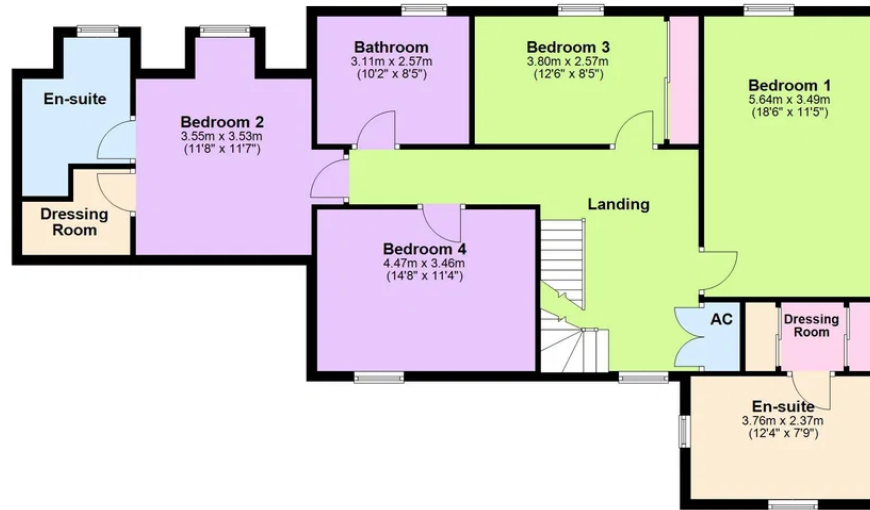
- Detached stone residence
- Five double bedrooms
- Security alarm system
- Double garage and parking for two/ four cars
- Sumptuous bathrooms and walk in wet room showers by Bells of Northampton
- Gated development accessed via remote controlled electric gates
- Energy efficient air source heating system with underfloor heating to ground floor, radiators to 1st and 2nd floors with solar panels and battery options.
- Built to an exacting standard by A P Lewis and Sons Ltd - 10 Years guarantee
- Early reservations also have the option to discuss personalisation of design and finish
- Completion is anticipated Autumn 2026
Tenure: Freehold





First Floor

Approx. 121.0 sq. metres (1302.2 sq. feet)



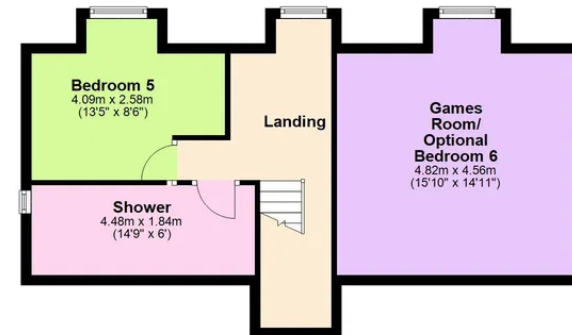
Ground Floor

Approx. 128.7 sq. metres (1385.8 sq. feet)



Second Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 302.7 sq. metres (3258.1 sq. feet)

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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.

