

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£550,000

High Street

Kettering, NN14 4BD

PROPERTY SUMMARY

Nestled in the heart of the picturesque village of Little Addington, The Old School House is a charming three-bedroom detached home that perfectly combines character, space and modern efficiency. Occupying a delightful position overlooking the village church, this unique property is accessed via electric gates, opening onto a generous driveway providing off-road parking for multiple vehicles. Stepping inside, you are welcomed by a spacious entrance hallway with stairs rising to the first floor. This versatile area is large enough to accommodate a home office or study, making it ideal for modern living. From here, the accommodation flows into the inviting lounge, a comfortable space for relaxing or entertaining, with double doors opening onto the rear garden.

The lounge leads through to the spacious kitchen/diner, offering ample storage, generous worktop space and plenty of room for family dining. Beyond the kitchen is an inner hallway providing access to a practical utility room, a downstairs WC and a further versatile reception room, perfect as a snug, playroom, home office or hobby room. Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage. A family bathroom completes the first-floor accommodation. Outside, the wrap-around garden creates a wonderful private setting, predominantly laid to lawn with a covered patio area that is ideal for outdoor dining and entertaining throughout the year. An L-shaped workshop and storage building provides excellent additional space for hobbies, storage or a workshop. The property also benefits from an energy-efficient air source heat pump, helping to reduce running costs while providing modern comfort. Offering flexible accommodation, charming character and a sought-after village location, The Old School House presents a rare opportunity to purchase a truly individual home in one of Northamptonshire's most desirable villages.

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OFFICE ADDRESS

BRENNAN BESPOKE
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NN14 1QF

OFFICE DETAILS

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LOCAL AUTHORITY

TENURE

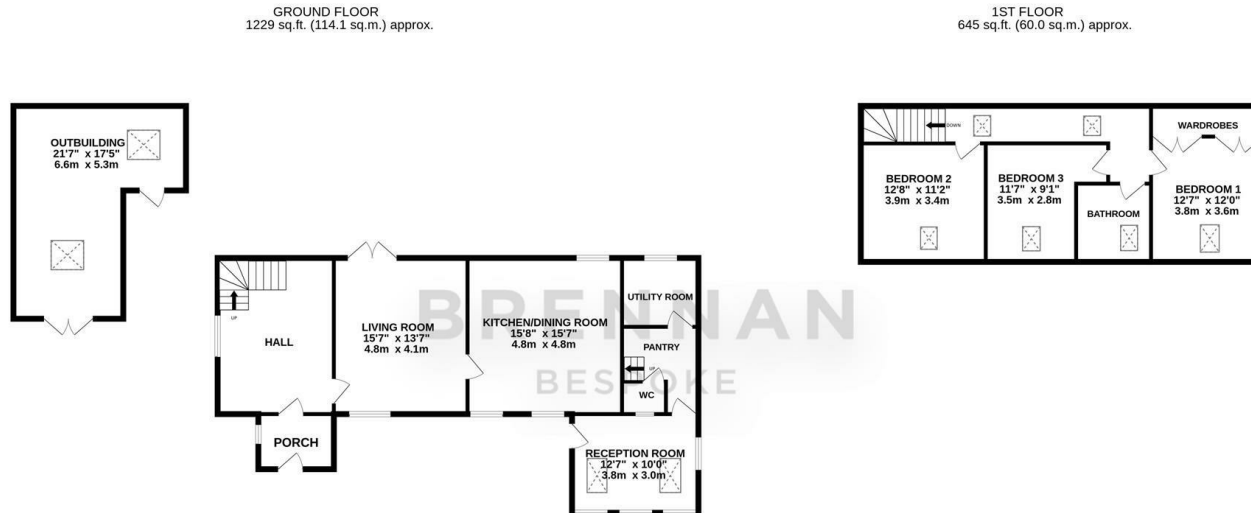
Freehold

COUNCIL TAX BAND

E

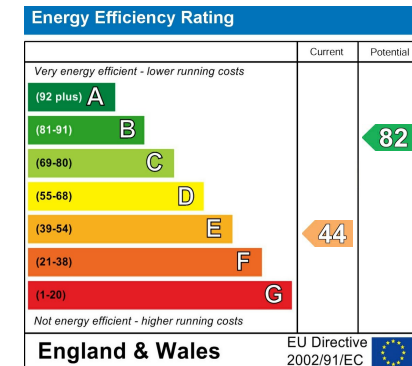
VIEWINGS

By prior appointment only



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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