

# HENDERSON CONNELLAN

ESTATE AGENTS



Parklands Close, Loddington, NN14  
Loddington

"Inspired Design, Innovative Technology"

## "Inspired Design, Innovative Technology"

Combine creating this sensational extended detached family home overlooking Pastureland. Loddington has a primary school, soon to be reopening pub, Church and lovely walks, a short drive to Kettering railway connects to St Pancras in under an hour. The impressive interior includes an entrance hall, guest cloakroom, versatile study/snug, Laundry room, living room with wood burner and a significant free flowing kitchen/dining/family room with designer units, Quartz worksurfaces and bi-fold doors, both the living room and family room benefit from a media wall with cinema sound systems. Upstairs the boutique bathroom is sensational, the four bedrooms are double sized, the guest with stunning en suite, the master with dressing room, en suite and glazed Juliette balcony, There is a Lightwave smart house system installed, where all lights, plugs sockets etc are controlled by touch or remotely. Outside a private block paved driveway leads to a double garage, lawned foregarden and stunning rear garden with bespoke outdoor kitchen and an open aspect to the back.

**Living Room** - 6.07 x 3.40

**Study/Snug** - 2.72 x 2.90

**Kitchen/Dining/Family Room** - 8.51 x 7.59

**Laundry Room** - 1.75 x 1.60

**Bedroom One** - 4.75 x 3.40

**En-suite** - 3.51 x 8 0.20

**Dressing Room** - 1.55 x 1.37

**Bedroom Two** - 3.48 x 2.90

**Bedroom Three** - 3.30 x 3.12

**En-suite** - 2.87 x 1.93

**Bedroom Four** - 2.77 x 2.44

**Bathroom** - 3.40 x 1.80

- Detached
- Double Garage
- Three Reception Rooms
- Village location
- No Chain
- EPC RATING: D
- COUNCIL TAX: F

**Council Tax Band:** F

**Tenure:** Freehold





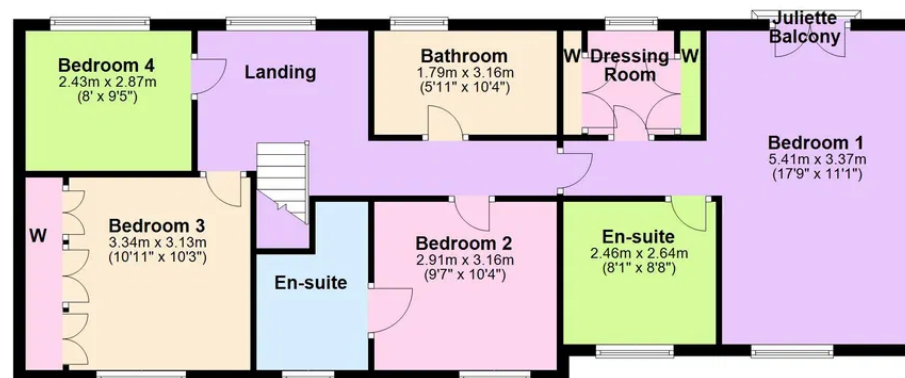
### Ground Floor

Approx. 121.9 sq. metres (1312.1 sq. feet)



### First Floor

Approx. 87.4 sq. metres (941.2 sq. feet)



Total area: approx. 209.3 sq. metres (2253.3 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.

