



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Harrington Road, Loddington NN14

"A Grand Design"

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Combining generous proportions with a high specification throughout, this exceptional extended detached home has been thoughtfully designed with significant space for both family life and entertaining, situated in this most desirable village with open views to the front. The generous reception hall leads to a guest cloakroom, living room with period wood block flooring in a herringbone design and enjoying the warmth of wood burner, the generous study is versatile as is the separate formal dining room, The kitchen/dining/family room is a wonderful social space with designer units, Quartz worksurfaces and bi-folding doors opening to the garden, the utility/laundry room is a generous, and a very practical space. Upstairs the landing leads to a principal bathroom with elegant suite with roll top bath, there are five double bedrooms in all, three with ensembles, the configuration does offer the option for a master suite with a generous dressing room. Oil fired central heating and UPVC double glazing complete the inside. Electric gates open onto a substantial cobbled driveway providing parking for up to six/ten cars with access to an oversized garage along with electric door, the foregarden is attractively planted with heritage style railings, the substantial rear garden enjoys a private mature feel, with distant views of the church spire, illuminated by night, there is an extensive porcelain patio, additional single garage and a generous games room. Loddington has a primary school, soon to be re-opening pub, playing fields and cricket club as well as lovely rural walks. An exceptional home and setting.

Living Room - 5.64m x 3.86m (18'6" x 12'8")

Dining Room - 4.57m x 2.67m (15'0" x 8'9")

Office/Snug - 4.57m x 3.23m (15'0" x 10'7")

Utility Room - 5m x 3.48m (16'5" x 11'5")

Kitchen/Dining/Family Room - 8.36m x 5m (27'5" x 16'5")

Guest WC - 2.44m x 0.91m (8'0" x 3'0")

Bedroom One - 5m x 4.39m (16'5" x 14'5")

Bedroom Two - 5.33m x 3.66m (17'6" x 12'0")

Bedroom Three - 4.42m x 3.73m (14'6" x 12'3")

Ensuite - 3.2m x 1.85m (10'6" x 6'1")

Bedroom Four - 4.42m x 3.38m (14'6" x 11'1")

Ensuite - 3.2m x 1.88m (10'6" x 6'2")

Bedroom Five - 3.84m x 3.66m (12'7" x 12'0")

Ensuite - 3.84m x 1.83m (12'7" x 6'0")

Workshop/ Games Room - 5.51m x 5.18m (18'1" x 17'0")

Garage - 5.18m x 3.1m (17'0" x 10'2")

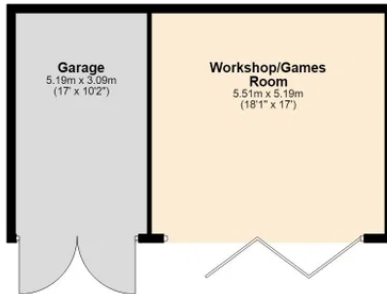
Garage - 6.1m x 4.44m (20'0" x 14'7")

- Oil Fired Central Heating
- UPVC Double Glazing
- Substantial Detached Village Residence
- Large Kitchen/Dining/Family Room
- Five Double Bedrooms
- Three Ensembles
- Generous Private Plot
- EPC RATING: PENDING COUNCIL TAX : F





Ground Floor
Approx. 216.6 sq. metres (2331.2 sq. feet)



First Floor
Approx. 153.9 sq. metres (1666.5 sq. feet)



Total area: approx. 370.5 sq. metres (3987.7 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.

