



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Parklands Close, Loddington, NN14

"If Ordinary isn't your thing..."

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"If Ordinary isn't your thing..."

You will love the combination of the creative styling and exceptional finish of this greatly enhanced, extended detached family home, occupying a lovely position within this desirable Cul de Sac backing onto pastureland. Loddington has a soon to be re-opening pub, primary school, idyllic Church, thriving cricket club and lovely rural walks, yet a moments driveway is Kettering, its mainline railway reaching St Pancras International in under an hour! The sensational interior includes a striking Oak and Glass entrance hall, amplified by vaulted ceilings with a stairway with Oak and Glass balustrade by "Neville Johnson", the Guest cloakroom is generous, the Living Room is significant with the warmth of a wood burner complimented by Oak flooring in a Herringbone design, the substantial Kitchen/Dining/Family room has designer units, Corian worksurfaces and quality integrated appliances, the dining/family room is the perfect social space, the woodburner a great focal point. The utility room offers practicality and the Snug/Study is also a great size. Upstairs the landing leads to the principal bathroom and four double bedrooms the main bedroom with dressing room and contemporary en suite. Outside will equally impress, the driveway offers plenty of parking, the oversized garage has an electric door, the front and rear gardens are beautifully kept, the latter with lovely views over pastureland. A truly bespoke home - something a little different!

Kitchen/Living/Dining Room - 8.1m x 5.31m (26'7" x 17'5")

Living Room - 8.71m x 4.44m (28'7" x 14'7")

Snug/Study - 5.03m x 3.07m (16'6" x 10'1")

Cloakroom - 1.7m x 1.4m (5'7" x 4'7")

Utility - 2.51m x 2.84m (8'3" x 9'4")

Bedroom 1 - 4.55m x 6.98m (14'11" x 22'11")

Dressing Room - 2.72m x 2.24m (8'11" x 7'4")

Ensuite - 4.06m x 3m (13'4" x 9'10")

Bedroom 2 - 4.29m x 2.01m (14'1" x 6'7")

Bedroom 3 - 4.32m x 3.66m (14'2" x 12'0")

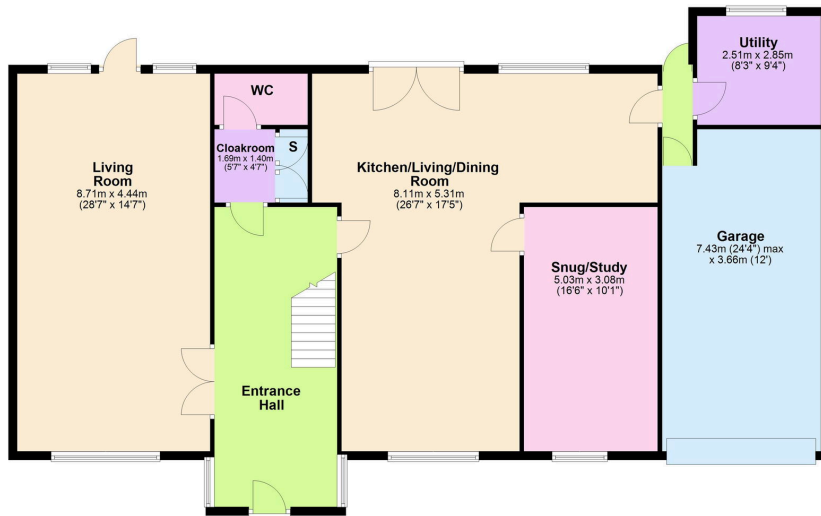
Bedroom 4 - 3.05m x 4.57m (10'0" x 15'0")

Bathroom - 3.05m x 2.41m (10'0" x 7'11")

Garage - 7.42m x 3.66m (24'4" x 12'0")

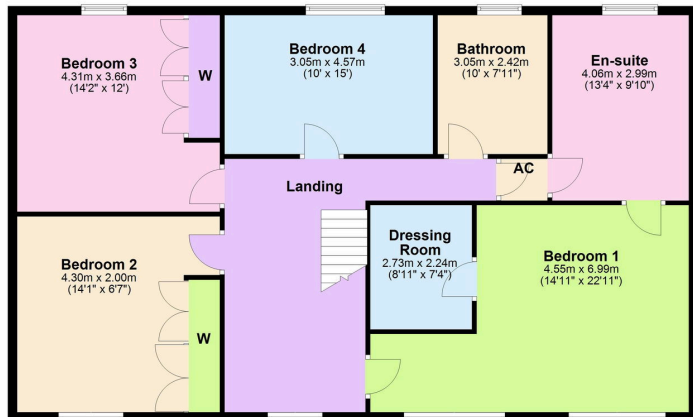


Ground Floor
Approx. 166.9 sq. metres (1796.4 sq. feet)



Total area: approx. 295.2 sq. metres (3177.4 sq. feet)

First Floor
Approx. 128.3 sq. metres (1381.0 sq. feet)



- UPVC Double Glazing
- Oil Fired Central Heating
- Detached with 4 Double Bedrooms
- Cul-de-sac
- Village
- Extended
- High Specification
- COUNCIL TAX: F
- EPC RATING: PENDING



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

