

**HENDERSON
CONNELLAN**

ESTATE AGENTS

**Main Street, Hannington NN6
Northampton**

"The Old House"

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This striking, detached double fronted Grade II cottage with detached self-contained annex occupies a wonderful setting on the periphery of this most desirable village, the idyllic Church to the front provides a lovely outlook whilst to the rear the significant rear garden is a relaxing place to be. The interior enjoys a lovely feel, the living room with feature fireplace and the warmth of a living flame coal effect gas fire, the formal dining room is the perfect entertaining space with Inglenook fireplace and exposed beams.

The inner hall has a pantry and flows to the kitchen/breakfast room which is a good size. There is a principal bathroom and separate WC, the three bedrooms are all double sized, the main bedroom with built in wardrobes, the guest bedroom also with wardrobes and shower enclosure. A detached annexe adjoining the double garage has a free-flowing Kitchen/Breakfast/Living room to the ground floor, upstairs there are two double bedrooms and shower room, the perfect self-contained living space, which could also be ideal for home working. Outside the wonderful plot is accessed via double gates, a sweeping driveway provides plenty of parking and leads to a double garage, a patio is perfect for garden furniture, ideal for a private garden to the annexe if desired, the extensive garden features a significant lawned area with colourful planted borders, a kitchen garden and an array of established trees perfect for family living or an avid gardener. Hannington enjoys ultra convenient access to Kettering, Wellingborough and Northampton.

Living Room - 6.22m x 5.11m (20'5" x 16'9")

Dining Room - 4.88m x 4.6m (16'0" x 15'1")

Kitchen - 3.43m x 3.02m (11'3" x 9'11")

Bathroom - 2.24m x 2.13m (7'4" x 7'0")

Bedroom 1 - 4.88m x 3.71m (16'0" x 12'2")

Bedroom 2 - 3.73m x 3.23m (12'3" x 10'7")

Bedroom 3 - 2.74m x 2.69m (9'0" x 8'10")

WC - 1.35m x 1.17m (4'5" x 3'10")

Annexe Kitchen - 5.41m x 2.9m (17'9" x 9'6")

Annexe Bedroom 1 - 4.78m x 4.17m (15'8" x 13'8")

Annexe Bedroom 2 - 4.24m x 3.84m (13'11" x 12'7")

Shower Room - 2.59m x 2.49m (8'6" x 8'2")

Garage - 5.94m x 5.28m (19'6" x 17'4")

- Character Property
- Village Location
- Grade II Listed
- Detached Home
- Annex
- Five Double Bedrooms
- Spacious Gardens
- Gas Central Heating
- COUNCIL TAX: F
- EPC RATING: EXEMPT

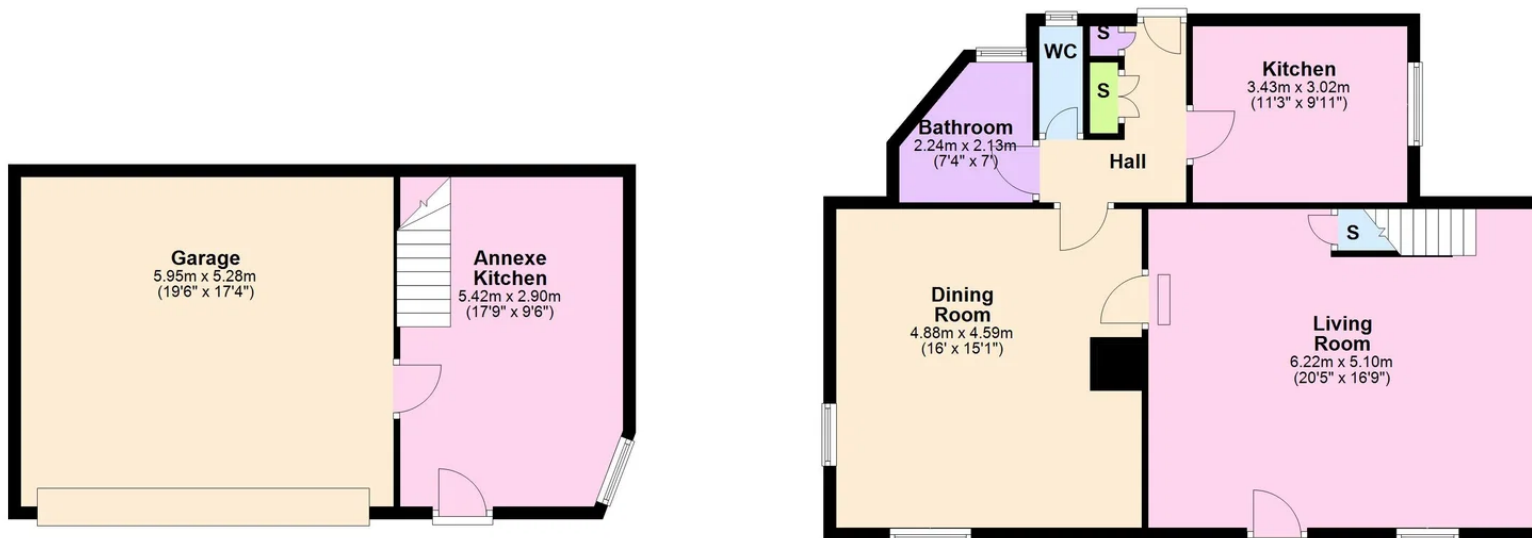
Council Tax Band: F

Tenure: Freehold

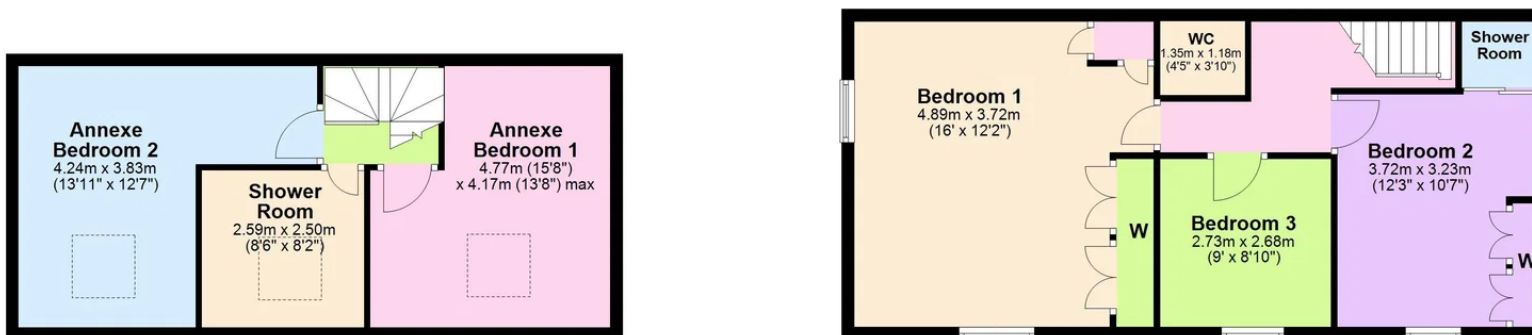




Ground Floor
Approx. 130.3 sq. metres (1402.7 sq. feet)



First Floor
Approx. 100.6 sq. metres (1083.1 sq. feet)



Total area: approx. 230.9 sq. metres (2485.8 sq. feet)