

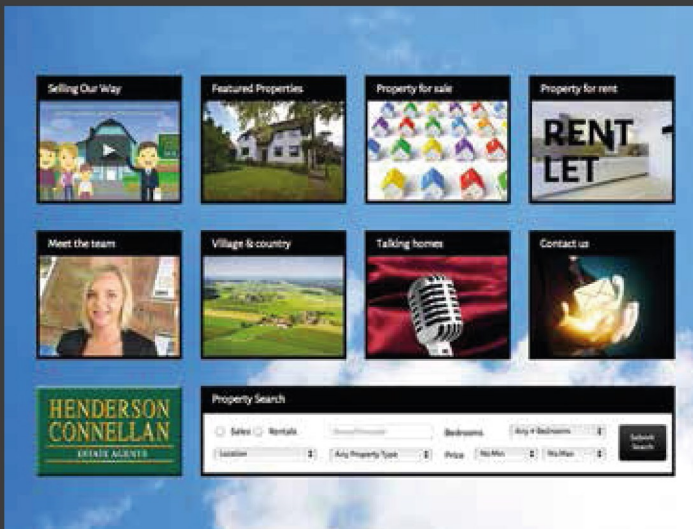
# Floorplans and Measurements



Total area: approx. 292.6 sq. metres (3149.6 sq. feet)



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.



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England's Green and Pleasant Land





## 7, Sterling Court, Loddington, NN14 1RZ

Offers Over £850,000



### Village

Loddington offers picturesque countryside walks yet has ease of access to the A14. Kettering town centre and mainline railway are less than a ten minute drive away. The village offers a primary school, village pub called The Hare which serves food daily. The village hall offers indoor bowls, theatre and movie nights as well as being available for public hire. The medieval church is the focal point of the village with regular services. Illuminated by night, it looks stunning





## "England's Green and Pleasant Land"

Can be admired in all its glory from this exceptional extended detached stone village residence covering over 3000 sq ft and enjoying a very privileged position with stunning views over rolling countryside. Loddington is a gorgeous village with a public house, primary school and a variety of idyllic rural walks, yet the A14, Kettering and Northampton with their respective railway lines are a short drive away. The interior has been greatly enhanced enjoying epic proportions and a contemporary feel to include a generous reception hall flowing to the living room, formal dining room, study and the hub of the house is the sensational designer kitchen with a range of integrated appliances, which flows to the breakfast/family room in the guise of an orangery with interconnecting snug. Upstairs there is a principal bathroom and four generous double bedrooms, the substantial master with stylish en-suite shower room and the guest bedroom is enormous. Outside is beautifully kept with a private driveway, double garage, lawned foregarden, private landscaped rear garden enjoying far reaching views and heated plunge pool. A very special village home.

## Gardens and Exterior

Nestled away in an exclusive enclave of just four homes, a private gravelled driveway offers parking for four/five cars, with access to a double width garage with power, light and electric charging point to the side. The foregarden is laid to lawn with a paved pathway to the front entrance. The wraparound rear garden features a secluded sandstone patio perfect for al fresco dining and with heated plunge pool. A pathway extends to a substantial timber decked area providing the perfect vantage point to admire the garden and adjoining views. There is a fantastic Koi pond complete with underwater viewing window from filter room complete with garden bar (some pond equipment is separately negotiable). The garden is tiered in four stages, each laid to lawn. A combination of fencing and mature planting enclose the garden. A gate with steps leads down to a wonderful recreation ground with communal access, with wooded area and attractive pond - an ideal area for relaxing on summer days.

EPC RATING: PENDING COUNCIL TAX: G







## Interior

- Spacious and beautifully presented high specification interior
- Oil fired central heating
- UPVC double glazed windows
- Entrance hallway - spacious entrance with stairs to the first floor, useful under stairs storage and wood effect tiled flooring
- Guest cloakroom with low level WC, wash hand basin with mono bloc tap inset to the surface and storage under, heated towel rail, splash backs and tiled flooring
- Living room with a living flame effect LPG fired log burner and French doors out to the raised decking area
- Dining room providing formal dining options and with French doors to outside
- Study - versatile space perfect for use as a home office
- Kitchen/breakfast/family room with a range of designer base and eye level units, one and a half bowl single drainer sink unit with mono bloc tap inset to Corian style worktops, double oven with microwave combination, four ring induction hob with extractor, fridge, freezer, dishwasher and washing machine, breakfast island with further storage and wine cooler and tiled flooring flowing through to the light filled breakfast/family room in the guise of an orangery with glass roof lantern and French doors to outside
- Family Room - a substantial and versatile room offering a multitude of uses

- Upstairs there are four double bedrooms, three of which have built in wardrobes, the master with en-suite, air conditioning and enjoying beautiful views of the garden and countryside beyond. The palatial second bedroom also has a large storage cupboard.
- Bathroom suite comprising low level WC, wash hand basin with mono bloc tap inset to storage, panel enclosed bathtub with shower and glass shower screen, heated towel rail, ceramic tiled splash backs and flooring
- Washroom with low level WC, wash hand basin with mono bloc tap inset to storage, heated towel rail, ceramic tiled splash backs and flooring
- En-suite with low level WC, wash hand basin with mono bloc tap inset to storage, walk in glass shower enclosure with rainfall shower, heated towel rail, ceramic tiled splash backs and flooring, and a heated anti-steam vanity mirror.

