

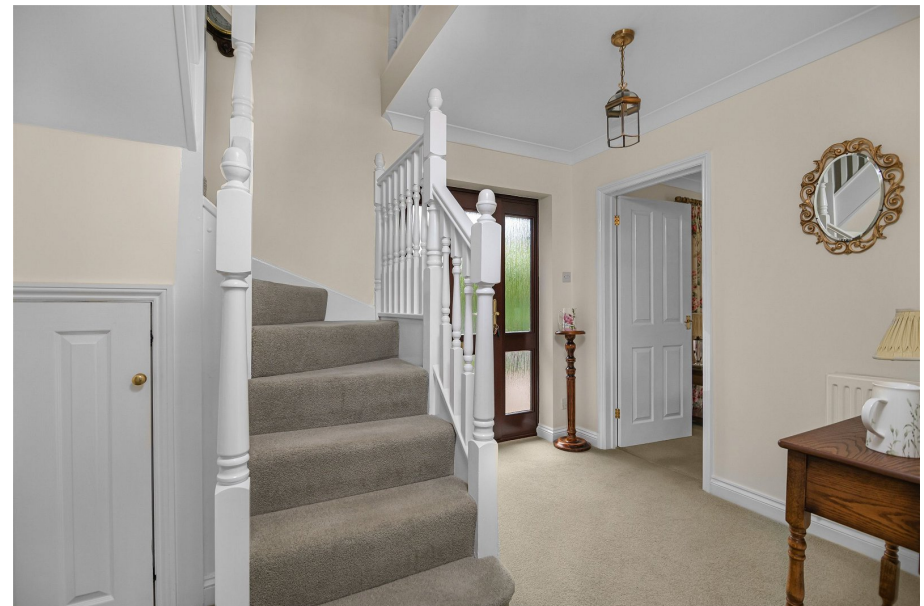


**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Taggies Yard, Orlingbury NN14

"Rural Seclusion"

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## "Rural Seclusion"

This lovely stone detached residence is nestled discreetly in a small, select cul de sac within a very desirable village. Oringbury enjoys a picturesque village green, church, pub and lovely rural walks, yet offers ultra-convenient access to Kettering and Wellingborough with their respective railway connection to London St Pancras in just under an hour. The high specification interior is very well appointed with an entrance hall, guest cloakroom, living room with feature fireplace, formal dining room and stunning kitchen/breakfast room with integrated appliances as well as an adjoining utility room. Upstairs the sensational bathroom is beautifully appointed, the four bedrooms are all good sizes all with built in wardrobes, the master with en suite shower room. There is also gas central heating, UPVC and double glazed windows. Outside the driveway provides parking in front of the double garage and the gardens have been expertly landscaped with an abundance of colourful plantings creating a lovely space for summer entertaining. An exceptional home and location.

**Living Room** - 5.54m x 3.71m (18'2" x 12'2")

**Dining Room** - 3.4m x 2.77m (11'2" x 9'1")

**Kitchen** - 3.51m x 3.48m (11'6" x 11'5")

**Utility Room** - 1.98m x 1.75m (6'6" x 5'9")

**WC** - 1.57m x 1.04m (5'2" x 3'5")

**Bedroom 1** - 5m x 2.95m (16'5" x 9'8")

**Bedroom 2** - 3.63m x 2.87m (11'11" x 9'5")

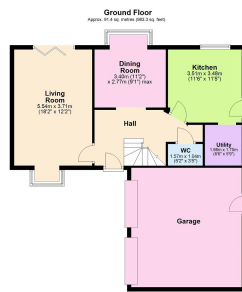
**Bedroom 3** - 3.43m x 2.9m (11'3" x 9'6")

**Bedroom 4** - 2.39m x 2.31m (7'10" x 7'7")

**Bathroom** - 3.58m x 2.84m (11'9" x 9'4")

**Shower Room** - 2.51m x 2.41m (8'3" x 7'11")





Total area: approx. 171.7 sq. metres (1843.1 sq. feet)

- Detached House
- Two Bathrooms
- Parking For Four Cars
- Council Tax: F
- Four Bedrooms
- Two Reception Rooms
- Double Garage
- EPC Rating: D



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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