



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Crane Close, Little Cransley NN14

"Rural Seclusion"

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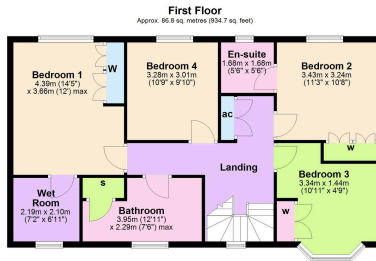
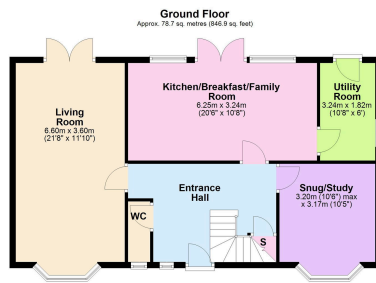


"Rural Seclusion"

This very special detached home enjoys a generous plot, discreetly positioned within this small, exclusive enclave enjoying an open aspect to both the back and side. The lovely plot enjoys an established feel, a generous private driveway is set behind mature hedging with plenty of parking and access to a double sized garage with storage above, the foregarden extends round to the rear garden which is a great size perfect for family living or an avid gardener complete with oversized timber shed/workshop and a greenhouse for all year growing. The impressive interior includes an entrance hall, guest cloakroom, palatial living room enjoying a dual aspect with feature fireplace, the snug is a great size offering a multitude of uses, there is a utility room and a fabulous free flowing kitchen/dining/family room which is a great social space. Upstairs the light filled landing leads to a luxurious bathroom which has both bath and separate shower enclosure, the four bedrooms are double sized the master and guest bedrooms with ensuite. Gas central heating and double glazing complete the inside. Lovely rural walks are virtually on your doorstep, a primary school, village store with post office, pub and picturesque Church can be found within the village. Kettering and Wellingborough are within easy reach along with their respective mainline railway lines. Convenient, village living.

- Gas central heating
- Sealed Unit double glazed windows and UPVC double glazed windows
- Entrance Hall - stairs rising to first floor, useful under stairs storage cupboard, cove cornicing, white panelled interior doors leading to:
- Guest Cloakroom - suite comprising of low level WC, wash hand basin, ceramic tiled splashback.
- Living Room - a generous room enjoying a dual aspect, attractive feature fireplace with marble style inlay and hearth, decorative surround, bow window to front and French doors leading out to the garden.
- Study/Snug - a versatile room offering a multitude of uses with bay window to front, cove cornicing.
- Kitchen/Dining/Family Room - a free flowing room with a range of base and eye level cupboards and drawers, one and a half bowl, single drainer, monobloc tap, ceramic tiled splashback, rolled work surface with recess for dishwasher, integrated double oven and four ring electric hob with concealed extractor, ceramic tiled flooring, space for a fridge and freezer. The breakfast/family room is perfect for a dining table and chairs.
- Utility Room - with base unit with single bowl and drainer, mono bloc tap, tiled splashback, rolled work surface with recess for washing machine, tumble dryer, and freezer, useful cloak hanging space.
- Upstairs - the generous landing is flooded with natural light with a useful storage cupboard, white panelled interior doors lead to a principal bathroom with a low level WC, bidet, pedestal wash hand basin, panel enclosed bath with monobloc tap and shower attachment, separate shower enclosure with digital mains shower, ceramic tiled splashback, wood effect specialist flooring and recessed downlights. There is also an airing cupboard with shelving. There are four bedrooms all of which are double sized rooms, three of which enjoy built in wardrobes and the master bedroom with an ensuite wet room to include low-level WC, semi pedestal wash hand basin with mono bloc tap wet room area with mains shower ceramic tiled splashback





Total area: approx. 165.5 sq. metres (1781.6 sq. feet)

- Little Cransley
- Detached House
- Double Garage and Driveway for Parking Three/Four Cars
- Open Aspect
- EPC RATING: PENDING
- Village Location
- Four Bedrooms
- Established Rear Garden
- Free flowing Kitchen/Dining Room
- COUNCIL TAX: F



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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