



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Main Street, Loddington NN14

"A Period Cottage With A Versatile Floorplan"

🛏️ 2 🚿 1 🚻 1





## "A Period Cottage With A Versatile Floorplan"

This very attractive Northamptonshire stone cottage occupies a lovely position in the heart of Loddington. The interior is brimming with character, featuring a lovely entrance with attractive recess which can be illuminated by night, attractive terracotta style tiled flooring flows through to the bespoke period pine kitchen with Butler sink and exposed beams, and connects to the living room with attractive feature fireplace providing both living and dining options. Upstairs the light filled landing is a good size with space for a study /desk area if desired, the two bedrooms are double sized with attractive fireplaces, the lovely main bedroom with white wash exposed stone walling and also a principal bathroom with a white suite. Outside, the rear gardens is lovely with a cobbled garden arranged with easy care in mind, perfect for outdoor living with views of the Church spire, there are brick built buildings offering useful storage, an exterior WC and also a fabulous, converted stone studio which is perfect for working from home or the option utilise for every day living. Loddington has a primary school, thriving cricket club, picturesque Church and lovely walks, yet you can be in Kettering within a matter of minutes with its mainline railway connecting with St Pancras international in less than an hour.

**Living Room** - 4.85m x 3.66m (15'11" x 12'0")

**Kitchen** - 3.86m x 2.46m (12'8" x 8'1")

**Bedroom One** - 3.66m x 3.15m (12'0" x 10'4")

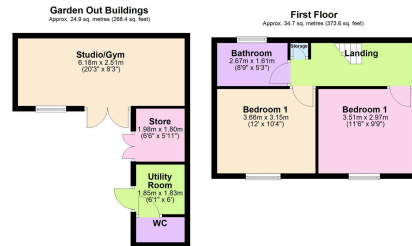
**Bedroom Two** - 3.51m x 2.97m (11'6" x 9'9")

**Bathroom** - 2.67m x 1.6m (8'9" x 5'3")

**Studio/Gym** - 6.17m x 2.51m (20'3" x 8'3")

**Utility Room** - 1.85m x 1.83m (6'1" x 6'0")





Total area: approx. 94.6 sq. metres (1018.6 sq. feet)

- Charming Cottage
- Character Features
- Two Bedrooms
- EPC Rating: E
- Village Location
- Oiled Fired Heating
- Studio/Gym
- Council Tax: B



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

