

Measurements

Living/Dining Room
27'10 x 13'3 (8.48m x 4.04m)

Kitchen/Dining Room
14'4 x 13'3 (4.37m x 4.04m)

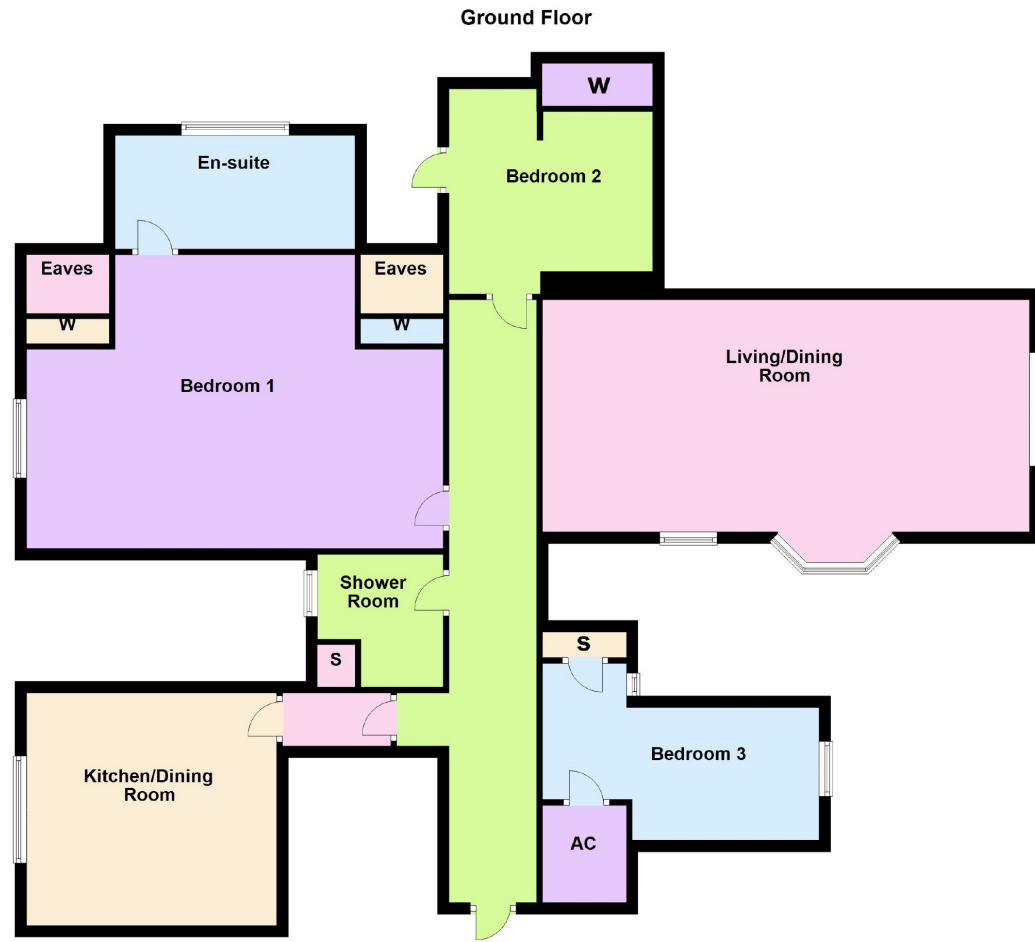
Bedroom One 23'10 x 17'5 (7.26m x 5.31m)

En Suite 12'11 x 6'6 (3.94m x 1.98m)

Bedroom Two 11'9 x 11'8 (3.58m x 3.56m)

Bedroom Three 11'1 x 7'10 (3.38m x 2.39m)

Shower Room 7'7 x 6'8 (2.31m x 2.03m)



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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Slice of History



9 Loddington Hall, Loddington, NN14 1PP

Offers In Excess Of £349,995



Gardens

The grounds are approached via double wrought iron gates with stone pillars and walling. The private gravelled driveway meanders through the grounds, flanked by manicured lawns which extend to a garage complex with single garage with up and over door, power and light. The wonderful grounds are in the region of 4.5 Acres featuring manicured lawns complimented by an array of wonderful trees. The grounds adjoin open countryside with immediate access to some fine rural walks. Within the grounds is an all-weather tennis court and lovely outdoor Swimming Pool set within beautifully kept formal gardens. Within the basement of the hall is a dedicated area which offers useful storage.



Slice of History

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Set within the Grade II Listed, historic residence of Loddington Hall, is this superb apartment with palatial living accommodation enjoying far reaching views toward the village church to the east, and countryside to the west. Upon entering the apartment the 34' long hallway leads to the reception rooms and bedrooms. The well equipped kitchen breakfast room includes various integrated appliances and plenty of space for a dining table and chairs. A palatial living/dining room is located to the end of the hall, the views and woodburning stove being the focal point. You will find three well proportioned bedrooms, with the truly impressive master bedroom benefitting from two banks of fitted wardrobes and bathroom ensuite. A guest cloakroom with shower enclosure completes the interior. Outside, upon entering the grounds via the iron gates you are greeted by stunning open grounds (circa 4.5 acres) offering communal leisure space to include a swimming pool and tennis court. The apartment also includes private allocated parking and a single garage. EPC:





Property highlights

- Single level Apartment situated to the third floor of the building
- Electric heating
- Secure communal entrance with security entry system - stairs or lift leading to the apartment
- Entrance hall an impressive 34' hallway with doors to rooms
- Kitchen breakfast room elevated views, various eye and base level units and oak block worksurfaces with double sink and drainer inset, integrated appliances to include double oven, dishwasher, fridge and four ring induction hob with extractor over. Furthermore you will find space for an American style fridge freezer (not incl.). Tiled splash backs
- Shower room/ guest cloakroom with oversized shower enclosure, storage cupboard, WC, heated towel rail and wash hand basin set into vanity unit
- Living/ dining room a spacious, yet cosy room with open field views, fitted bookcase and cupboards, and woodburning stove featuring as a focal point for the room
- There are three bedrooms, the incredible master suite includes two banks of fitted wardrobes, and an ensuite bathroom which is fully tiled and enjoys panel enclosed bath, WC, heated towel rail and a wash hand basin set into a vanity unit. The additional two bedrooms are ideal for guests or office space if required
- Leasehold - 999 Year lease as of 1990.
- Service Charge of £250 PCM, which includes water and sewerage rates, building/grounds maintenance (including the all-weather tennis court and swimming pool), buildings insurance and window cleaning.



Village Information

Lodington 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.