

LAMMAS CLOSE,

ORLINGBURY, NORTHAMPTONSHIRE

JACKSON-STOPS



1 LAMMAS CLOSE,
ORLINGBURY, NORTHAMPTONSHIRE, NN14 1JJ

TOTAL APPROX. FLOOR AREA 3,385 SQ FT / 314.4SQ M

A MUCH IMPROVED AND REMODELLED DETACHED FAMILY HOME IN A PEACEFUL QUIET SETTING WITHIN POPULAR VILLAGE HAVING LANDSCAPED GARDENS AND DOUBLE GARAGE



DISTANCE

Wellingborough 3.5 miles (London St Pancras 50 minutes)
Kettering 4 miles
Northampton 10 miles (London Euston 1 hour)
Distances/times approximate

GROUND FLOOR

- Entrance porch
- Entrance hall
- Cloakroom
- Sitting room with family area
- Office
- Open plan kitchen/dining/family room with snug
- Gym

FIRST FLOOR

- Landing
- Main bedroom with en-suite bathroom
- Four further bedrooms
- Family Bathroom

ANNEXE

- Landing
- Bedroom
- En-suite shower room

OUTSIDE

- Off road parking for several vehicles
- Double garage
- Landscaped private gardens
- Glass veranda with hot-tub (hot-tub not included, however is available by negotiation)
- Cul-de-sac location
- Popular village setting

GUIDE PRICE £825,000 Freehold

DESCRIPTION

For those seeking a stylish and beautifully appointed family home in a quiet cul-de-sac in a desirable village setting, 1 Lammas Close offers an exceptional opportunity. Situated in the highly regarded village of Orlingbury, this impressive property has been in the same ownership for the past thirty years, during which time considerable improvements and alterations have transformed it into a home of outstanding quality. Offering approximately 3,385 sq ft of spacious and versatile accommodation, the property is ideally suited to modern family living, with the additional benefit of a self contained annexe above the garage, perfect for visiting guests, teenagers or extended family members.

Upon entering the property through the entrance porch, a welcoming and spacious reception hall provides access to the principal ground floor accommodation, with a tiled floor, staircase rising to the first floor and a useful cloakroom. The generously proportioned sitting room enjoys a dual aspect, with a picture window overlooking the front and French doors opening onto the rear patio and gardens. This impressive reception room is thoughtfully arranged into two areas, providing excellent space for both relaxation and entertaining. The family cinema area enjoys delightful views across the gardens and features a central fireplace with a contemporary inset electric fire with cupboards to either side, whilst the adjoining seating area has a Baxi grate open fire. Amtico flooring and ceiling coving complement the room throughout, creating a warm and inviting atmosphere. A practical and well-appointed home office, with two work desks, LED strip lighting and built-in filing/storage cupboards is accessed directly from the reception hall. The room enjoys views over the rear garden and houses a central network switch for the home LAN.

One of the standout features of this home is the magnificent open plan kitchen, dining and living area, beautifully designed and finished to an exceptionally high standard. The kitchen is fitted with an extensive range of base and eye level cupboards complemented by contrasting granite worktops, an inset Belfast sink and a substantial central island incorporating a breakfast bar and additional sink. A comprehensive range of integrated appliances is provided, together with space for an American style fridge.













The adjoining dining area provides a wonderful setting for family gatherings and entertaining, with Velux skylights and bifold doors opening directly onto the rear patio, creating a seamless connection between the house and gardens. Attractive tiled flooring with underfloor heating extends throughout this impressive space, whilst a separate air-conditioned snug provides a comfortable and more intimate area in which to relax. Leading from the kitchen is a generously sized utility room, which houses the gas boiler and is fitted with a further range of base and eye level cupboards and providing direct access to the rear gardens. From here, a door leads into the gym area, offering excellent flexibility for a variety of uses. This area also provides access to the double garage, together with a staircase rising to the first floor annexe, further enhancing the versatility of this exceptional family home.

The first floor landing provides access to the principal air-conditioned bedroom with a range of built in wardrobes and access through to a four piece bathroom. There is access to a boarded loft space and four further bedrooms all with built in wardrobes together with a four piece family bathroom which completes the accommodation on this floor. The annexe has a good sized principal room again with fitted wardrobes, eaved ceiling with Velux sky lights and an en-suite shower room. There is a further walk-in wardrobe.

OUTSIDE

The property occupies a pleasant position within a quiet cul de sac, conveniently situated close to the heart of this highly regarded village. To the front, a block paved driveway provides ample off road parking for several vehicles and leads to an attached double garage with a remote controlled up and over door. Attractive flower and shrub borders enhance the frontage, whilst side access behind the garage leads through to generously proportioned rear gardens.

Enjoying a good degree of privacy and enclosed by timber fencing, the rear gardens are predominantly laid to lawn with attractive raised flower and shrub borders providing colour and interest throughout the seasons. Generous patio areas offer excellent opportunities for outdoor dining and entertaining, including a high quality glass covered veranda providing a sheltered seating area with 4 seat hot-tub (by negotiation). Further timber decked terraces are thoughtfully positioned around the gardens, offering a choice of places to relax and enjoy both the morning, afternoon and evening sunshine. A windowed shed on the East side provides ample garden storage, with a wheelie bin storage area and outside emergency generator point on the West side.

LOCATION

Orlingbury is an attractive conservation village with a thriving community with facilities including a public house, coffee shop and village hall. Primary school education is available Little Harrowden, and state secondary schooling in Wellingborough and Kettering which provide extensive shopping and leisure facilities as does nearby Rushden Lakes. Private schools include Preparatory education at Spratton Hall together with schools at Wellingborough, Oundle, Uppingham, Rugby and Oakham. The village is well placed for communication links by both road and rail with mainline railway stations at both Wellingborough and Kettering with journey times into London St. Pancras in around fifty minutes. Further train services are available from Northampton into London Euston with journey times of around one hour.

DIRECTIONS SAT NAV NN14 1JJ

What3words: ranges.jaundice.indulges









PROPERTY INFORMATION

Services: All main services are connected to the property including gas fired central heating, mains drainage and water. Underfloor heating and air conditioning to some parts of the property.

Local Authority: North Northamptonshire
Tel: 0300 126 3000

Outgoings: Council Tax Band "F"
£3,439.69 for the year 2026/2027

EPC Rating: C

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

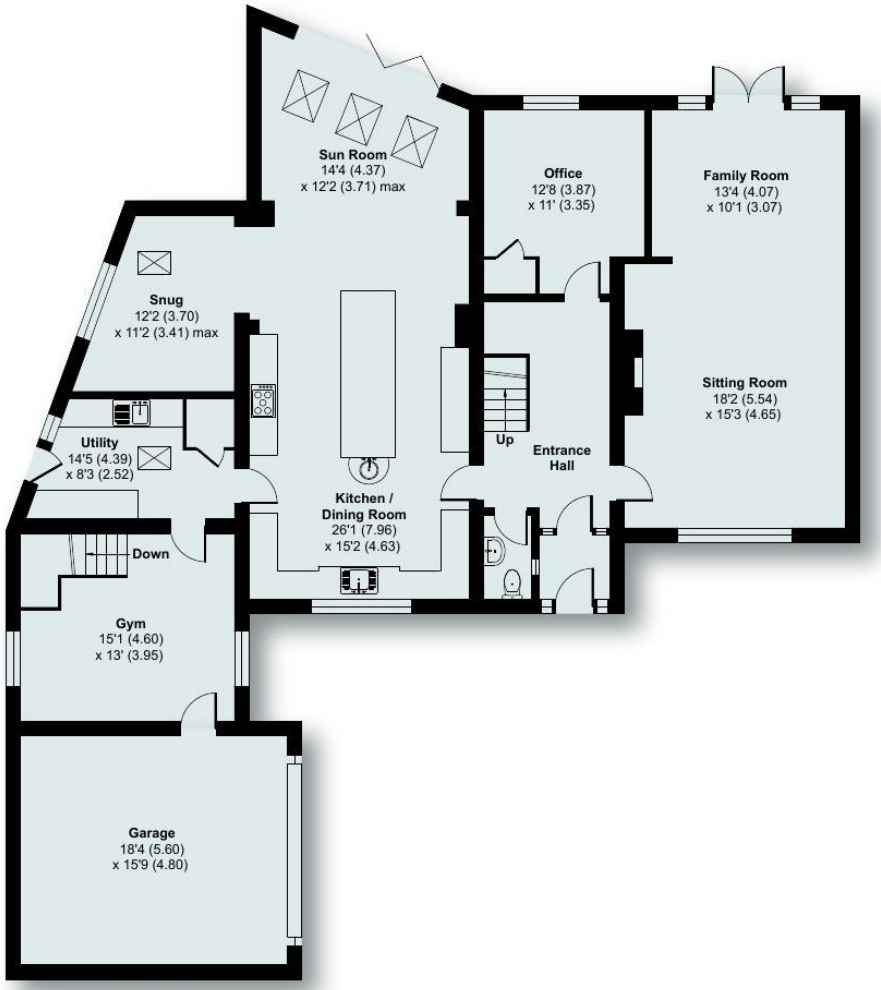
November 2026

Important Notice:
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

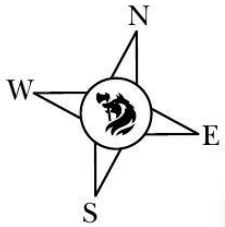
Lammas Close, Orlingbury, Kettering

Approximate Area = 3385 sq ft / 314.4 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR 2

FIRST FLOOR 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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