

Headlands

Kettering NN15 7ES



EXPERIENCE EXCELLENCE





This simply stunning, Victorian bay-fronted family home has been stylishly decorated throughout, showcasing a unique blend of period features coupled with innovative elements. Set across three floors, this extended property occupies a prime position on a desirable tree-lined road within the heart of Kettering and is a stones throw away to a wealth of local amenities, a mainline train station and high-rated schools. Boasting an approximate footprint of over 2,400 square feet, including a cellar, the accommodation is immaculately presented to a contemporary taste with characterful features and high specifications, such as underfloor heating, high-end kitchen appliances, secure intercom system, built-in surround sound, smart lighting, an integrated water softening system, exposed brickwork, ornate cornicing, bespoke window shutters, cast iron radiators, high ceilings and feature fireplaces.

The rear garden has been beautifully landscaped by the current owners to incorporate a laid-to lawn area and a generous paved patio area, partially enclosed by a dwarf brick wall. A path, with raised troughs to the side, leads to a purpose-built bespoke garden room, complete with underfloor heating, air-conditioning, skylight and a sedum roof- which could easily function as a home office, salon space or home gym. Gated side access leads to the front of the property, where you will find driveway parking for up to two vehicles, made private by electrically operated gates. To accompany the property, you will also find a single garage on the adjoining road, 'The Drive, with parking for one vehicle in front.







Solid panelled double doors lead into the extended entrance porch, which is a lovely addition to this property and showcases wooden panelling, stained glass windows and underfloor heating. Laid with original mosaic tiles, the hall gives access to all accommodation and a dog-leg staircase rising to the first floor landing. Both the living room and versatile family/ dining room exhibit impressive bay windows, smart LED downlights and corning, the living room of which also enjoys a feature fireplace with a solid surround. Designed with both function and finish in mind, the statement kitchen/ dining room eludes an industrial style with its polished concrete flooring and exposed brickwork, as well as displaying a vaulted ceiling with two velux windows, allowing ample of natural light to fill the space. The kitchen suite itself comprises a range of eye and base level units with marble worktops, a Butler-style sink, an integral dishwasher, built-in space provided for an American fridge/ freezer and a central island with integrated Miele double oven, induction hob and a touch-control downdraft extractor. This room is definitely the heart to this home and flows seamlessly out to the beautiful garden, via sliding doors. Further space for storage and appliances can be housed within the adjoining utility room. A guest WC and access to the cellar completes the ground floor accommodation.

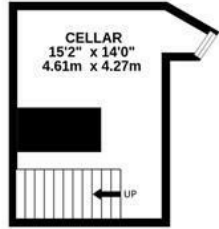


A dog-leg staircase rises to the first floor landing, where you will find two double bedrooms and the impressive, fully tiled family bathroom. Both bedrooms are double in size and enjoy dual-aspect views with bay windows to the front and side elevations, as well as charming period features. The bright and airy second floor landing leads to two further double bedrooms, one of which currently functions as a dressing room with access to a re-fitted, fully tiled en-suite shower room. Three of the four bedrooms showcase bespoke fitted wardrobes in.

COUNCIL TAX BAND- E
EPC RATING- TBC



CELLAR
151 sq. ft. (14.1 sq.m.) approx.



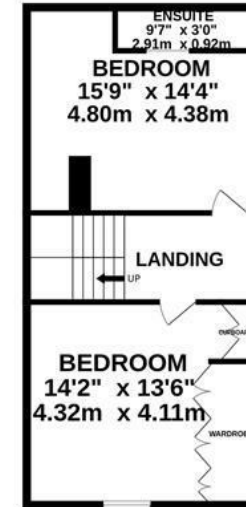
GROUND FLOOR
1069 sq. ft. (99.3 sq.m.) approx.



FIRST FLOOR
620 sq. ft. (57.6 sq.m.) approx.



SECOND FLOOR
541 sq. ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq. ft. (221.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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England & Wales		EU Directive 2002/91/EC
Potential	Current	Very environmentally friendly - lower CO2 emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO2 emissions

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Current	Very energy efficient - lower running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs

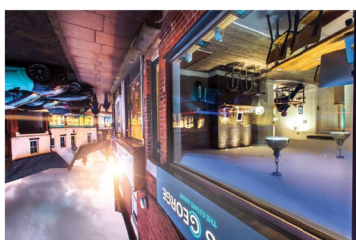
Energy Efficiency Rating



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH



Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ



Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ