

Hall Lane Farm

NN15 7LH



EXPERIENCE EXCELLENCE





Hall Lane Farm is a truly unique property. The original stone cottage was constructed 250 years ago, this was followed by a large extension which was completed in red brick around the 1900s. Around 1987, there was an extension built to the rear. The property benefits from lots of original features including quarry tiling, original beams and fireplaces. The versatile accommodation comprises of a kitchen/dining room, downstairs w/c, large utility room, living room, conservatory to the front elevation, study, four double bedrooms, family bathroom and an ensuite shower room to the third bedroom. The property is located on a private lane with established gardens to the front offering a high degree of privacy.

The gated driveway offers parking for two/three vehicles which leads to a larger than average garage. The rear garden is enclosed by a stone built wall and is mostly laid to lawn with an addition of a paved patio which has space for outdoor dining.

COUNCIL TAX BAND - F
EPC - TBC





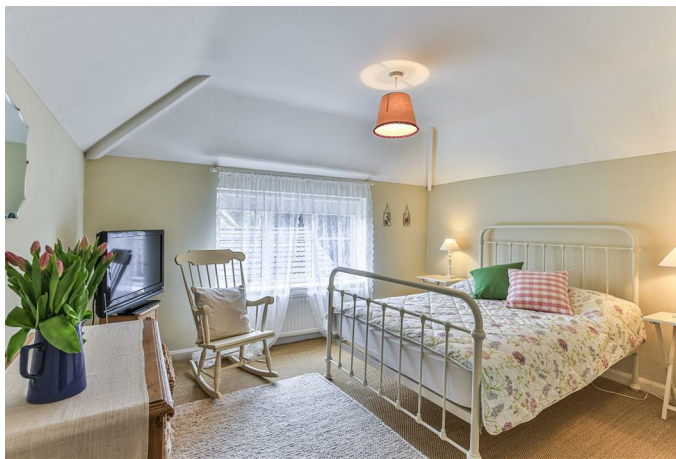


Entrance to the property is gained via the entrance hall which provides access to the rising staircase to the first floor, study and living room. The living room boasts natural lighting throughout and has as its focal point, a working log burner, which makes this the perfect social space. The living room provides access to the conservatory which enjoys views out into the well-established front garden. Designed with both function and finish in mind, the kitchen/dining room has a range of eye and base level units and has space for a range style cooker and small dishwasher. The kitchen/dining room also has space for a large dining table. The utility room which is very generous in size has space for all appliances.

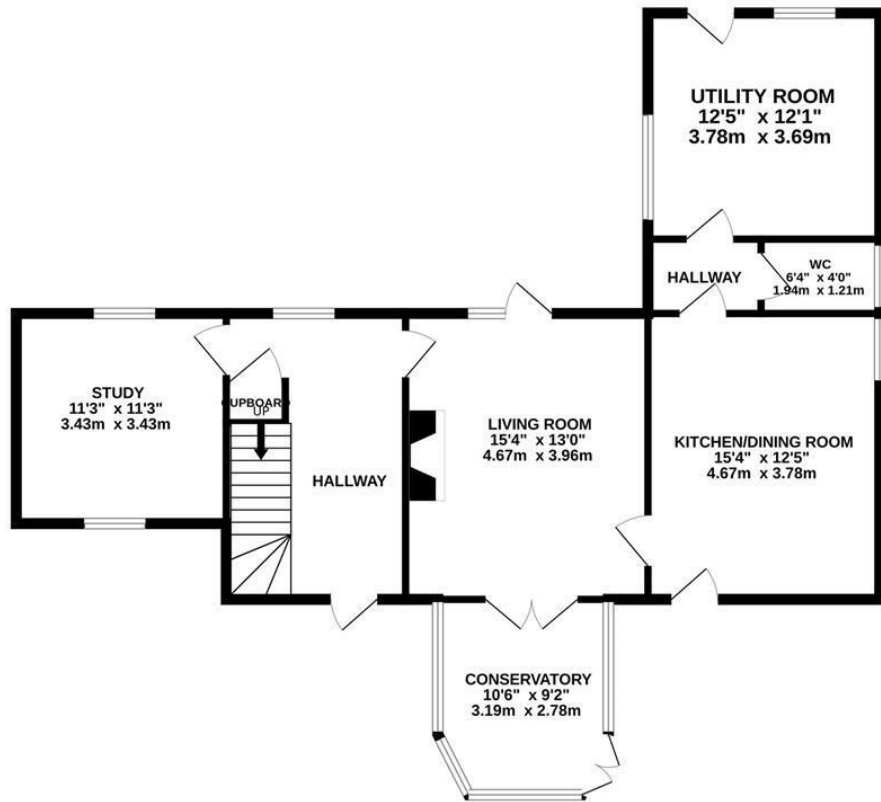
To the first floor landing you will find ample storage space. The master bedroom incorporates a built-in wardrobe and views out into the front garden. The hallway then leads through to the second bedroom which is the original stone built part of the property, this double bedroom boasts dual aspect views to the front and rear of the property. The bright corridor then leads through to the third and fourth bedrooms. You will then find the family bathroom and the en-suite shower room to the third bedroom. The family bathroom comprises a bath with a shower over, a low level w/c and a pedestal hand wash basin. The en-suite shower room comprises, a shower enclosure, low level w/c and a pedestal hand wash basin.



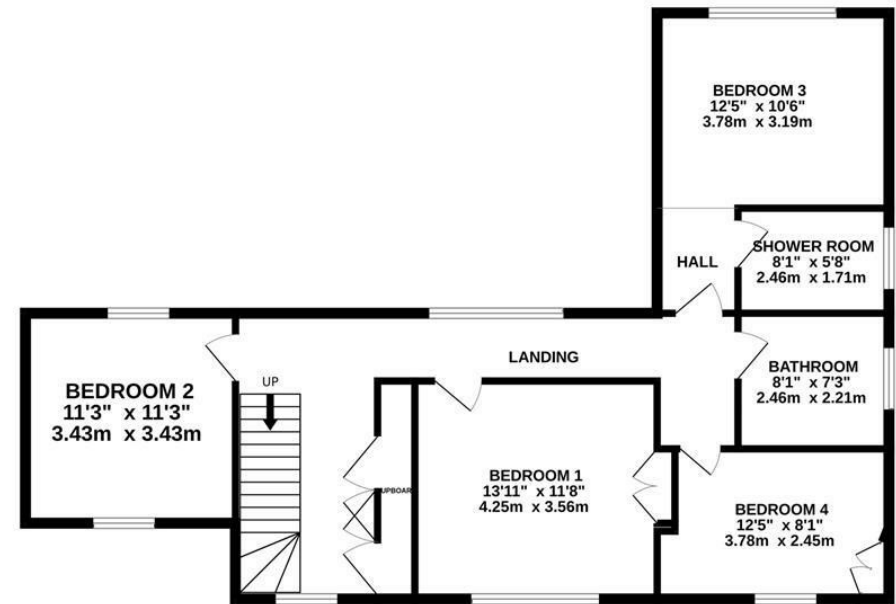
Hall Lane Farm occupies a prominent position on Hall Lane to the West of Kettering town centre, which offers shops, a post office, supermarkets, restaurants, a library and a range of primary and secondary schools nearby. Kettering is within quick access of the A14, A6 and A43 and benefits from a Midlands Main Line train station, with a journey time to London within an hour.



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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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EXPERIENCE EXCELLENCE

T: 01536 524475
www.chrisgeorgeestateagent.co.uk

| 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 (CO ₂) 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