



1 Warkton Lane
Kettering, NN15 5AB



Simpson & Partners



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Approx 3821 sq ft - Nestled in the heart of one of Kettering's most sought-after neighborhoods, this magnificent residence stands as a testament to luxury and grandeur. With its expansive size and unparalleled quality, this home is a rare find that promises to exceed even the most discerning expectations.

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About the Property

Approx 3821 sq ft = 355 sq m - Nestled in the heart of one of Kettering's most sought-after locations, is this magnificent residence stands as a testament to luxury and grandeur. With its expansive size and unparalleled quality, this home is a rare find that promises to exceed even the most discerning expectations.

Conveniently located near the town centre, residents can easily access an array of local shops, top-rated public and private schools, A14 link road, ensuring a perfect blend of comfort and convenience. Step inside the grand entrance hall, where a sweeping staircase and galleried landing set the tone for the opulence that awaits.

The 20' x 24' sitting room, complete with an inviting inglenook style fireplace, offers a warm and welcoming space for relaxation and entertainment. The formal 16' dining room, is perfect for hosting elegant dinner parties, while the 18' hand made kitchen, equipped with built-in appliances, is a chef's dream come true. A well appointed study and a convenient utility room, along with a guest cloakroom, complete the ground floor.

On the first floor where there are four double bedrooms. 24' x 19' Bedroom one, an oasis of luxury and features a lavish en-suite bathroom. The sizeable 20' bedroom two also boasts its own en-suite facilities, while the remaining bedrooms share access to a beautifully designed principal bathroom.

Sealed unit double glazing and gas radiator heating ensuring optimal comfort throughout the year. Electric gates grant access to the sweeping driveway, leading to the double garage, providing ample space for vehicles and storage.

The true gem of this property lies in its fabulous private gardens, which wrap around three sides of the home. With tranquil ponds and captivating water features, these outdoor spaces offer a serene retreat from the hustle and bustle of daily life.

To fully appreciate the unrivalled elegance and sophistication of this extraordinary residence, viewing is strictly by appointment only.

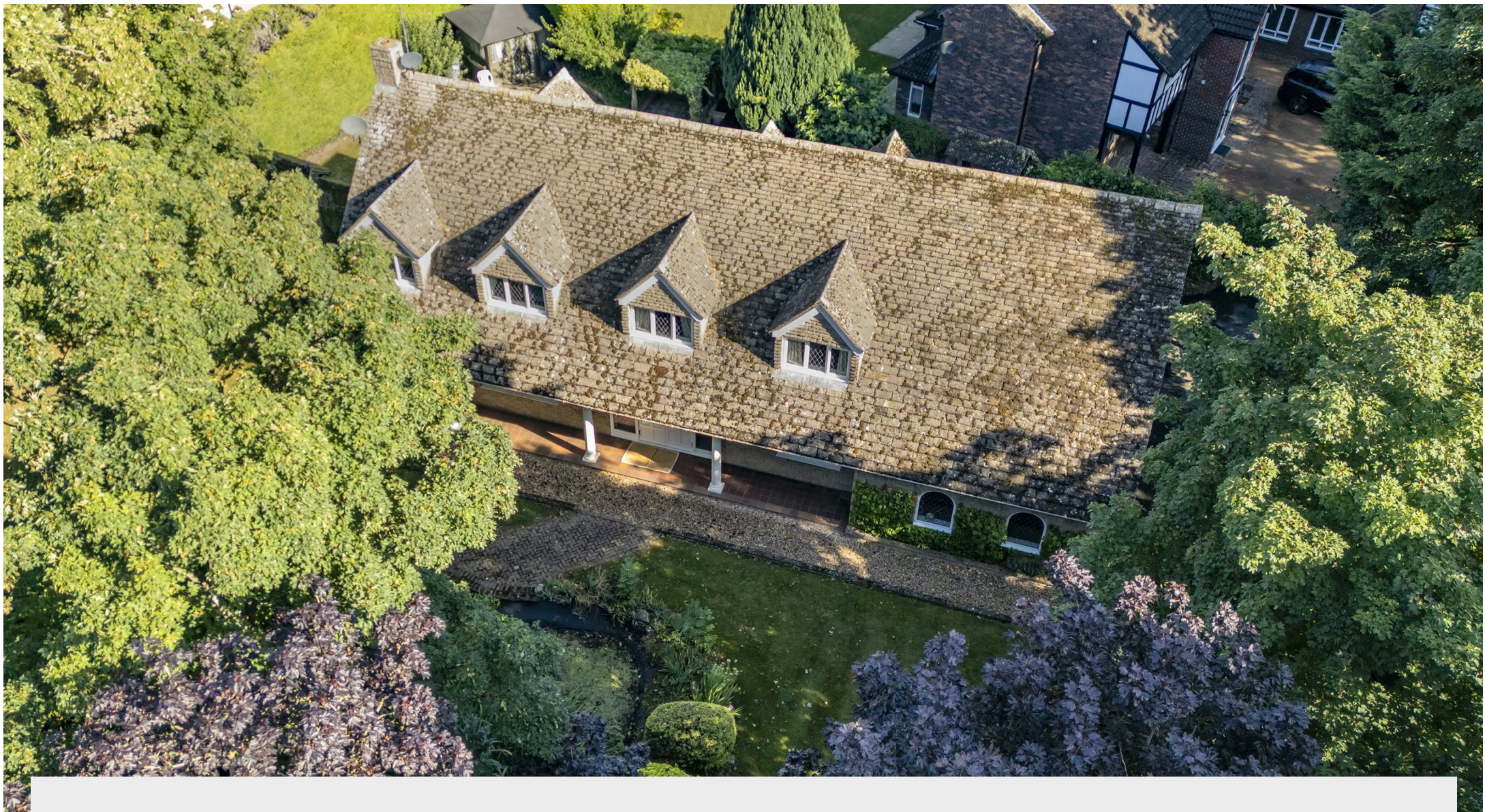
Price £1,150,000



Reception Hall:
Sitting Room:
Dining Room:
Study:
Kitchen/Breakfast Room:
Utility Room:
Downstairs WC:
Galleried Landing:
Bedroom 1:
En-Suite
Bedroom 2:
En-Suite:
Walk in Wardrobe
Storage:
Bedroom 3:
Bedroom 4:
Bathroom:








Occupying A Plot 0.5 Acres



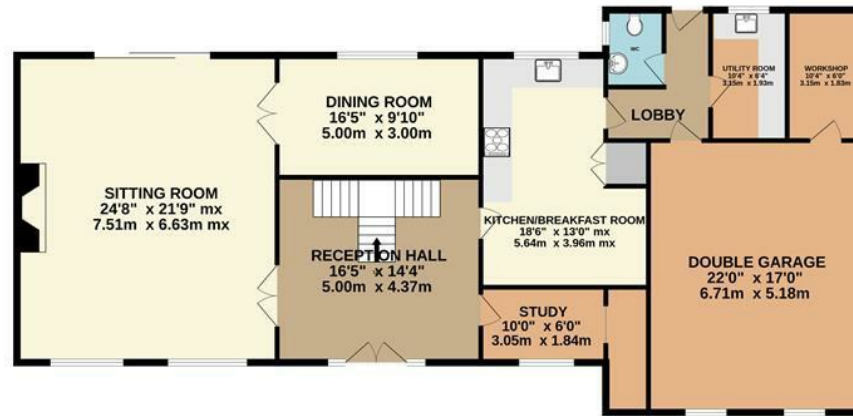




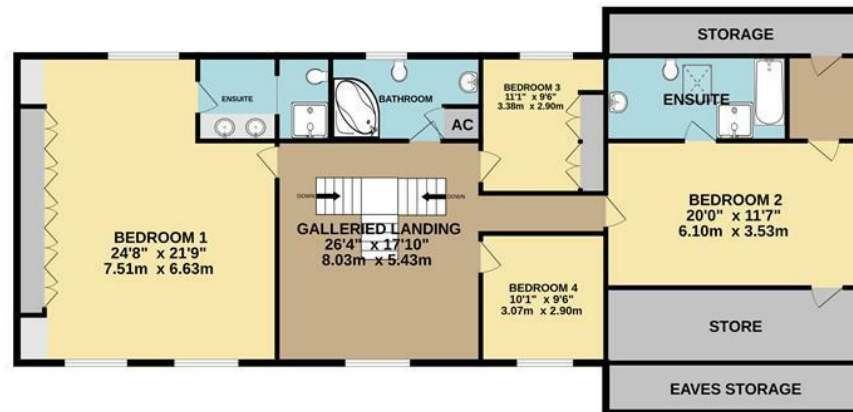
Energy Efficiency Rating

	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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