



Hall Lane Farm Hall Lane
Kettering, Northants NN15 7LH






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An aerial photograph of a property, likely a farm or large estate, featuring a large stone building, a red brick extension, and a rear extension. The property is surrounded by lush green trees and a well-maintained lawn. A semi-transparent dark overlay is applied to the entire image to enhance the readability of the text.

Hall Lane Farm Hall Lane

Hall Lane Farm is a truly unique property that seamlessly blends historical charm with modern convenience. The original stone cottage, constructed 250 years ago, exudes timeless elegance, while a substantial red brick extension added in the 1900s and a rear extension built around 1987 provide generous living space. This remarkable home boasts an array of original features, including quarry tiling, original beams, and fireplaces, which add character and warmth.

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About the Property

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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 General Hospital is less than a mile away from the property. 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.

The versatile accommodation includes a spacious 16' kitchen/dining room, a large 12' x 12' utility room, a 16' living room with feature fireplace, conservatory at the front elevation. Additionally, there is a 12' sitting room also with a stunning feature fireplace (currently used as a study), a downstairs w/c, four double bedrooms, a family bathroom, and an en-suite shower room to bedroom one. The property benefits from double glazing and gas radiator heating, ensuring comfort throughout the year.

Situated on a private lane, Hall Lane Farm offers established gardens to the front, providing a high degree of privacy. Outside, the well-maintained gardens feature various seating areas both at the front and rear, perfect for relaxation and entertaining. Off-road parking leads to the garage, adding to the property's practicality.

An internal viewing is essential to fully appreciate the charm and character of Hall Lane Farm. Its unique blend of historical features and modern amenities makes it a truly special place to call home.

Price £525,000



Entrance Hall:

Sitting Room

Living Room:

Conservatory:

Kitchen/Dining Room:

Downstairs WC:

Utility Rooms

First Floor Landing:

Bedroom 1:

En-Suite Shower Room

Bedroom 2:

Bedroom 3:

Bedroom 4:

Bathroom:

Outside

Front Garden:

'L' Shaped Garages

Rear Garden:







Landscaped Gardens







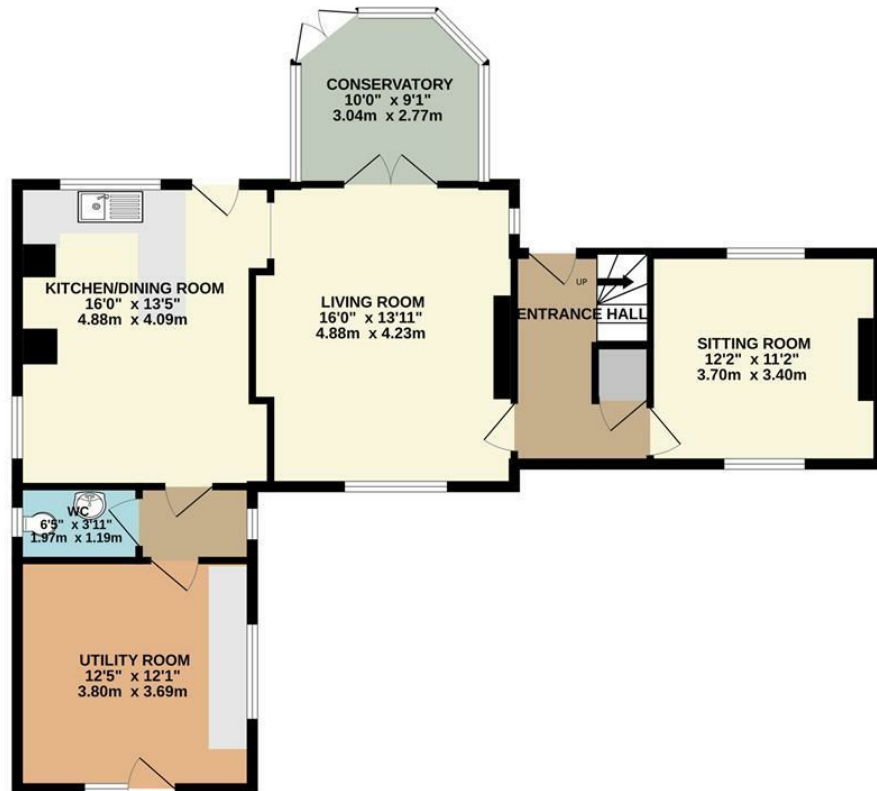
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

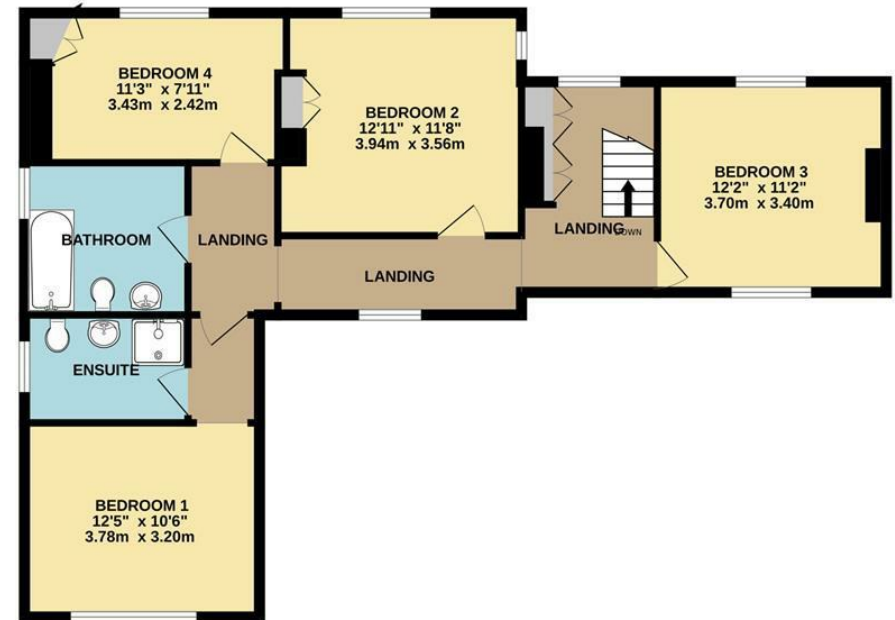


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GROUND FLOOR



1ST FLOOR



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