



Oak House Holly Lane, Kettering NN14 1PU £1,000,000

Stunning village family home with equally stunning views. Offered for sale with no upward chain. This individually constructed stone detached family house offers grand accommodation with the added benefit of a potential annex situated above the triple garage. Quality features will greet you upon entry which include fully fitted luxury kitchen with integrated Aga and additional appliances to include fridge/freezer/coffee machine/microwave and dishwasher, luxury bathrooms and en suites, oil fired central heating and beautifully presented throughout. The accommodation offers a grand entrance hall with open balcony to the first floor, kitchen/dining room, utility, sitting room, garden room, lounge with fitted log burner, study, wc, landing, a splendid master suite with dressing area and en suite, guest bedroom with en suite, second guest room, family bathroom, annex/games room above the garage which also has its own bathroom/wc. The house is approached via a large driveway/courtyard offering parking for many vehicles and access to the garaging. there is a side and rear garden with beautiful views across fields and featured in the rear garden is a circular pergola/breeze house with high pitch cedar tiled roof ideal for those summer parties. Great Cransley is located in the heart of the Northamptonshire countryside but accessible to many towns such as Kettering, Wellingborough and Northampton with main line rail connection to London St Pancras from Kettering Station which is approximately 15 minutes drive away. Viewing essential.

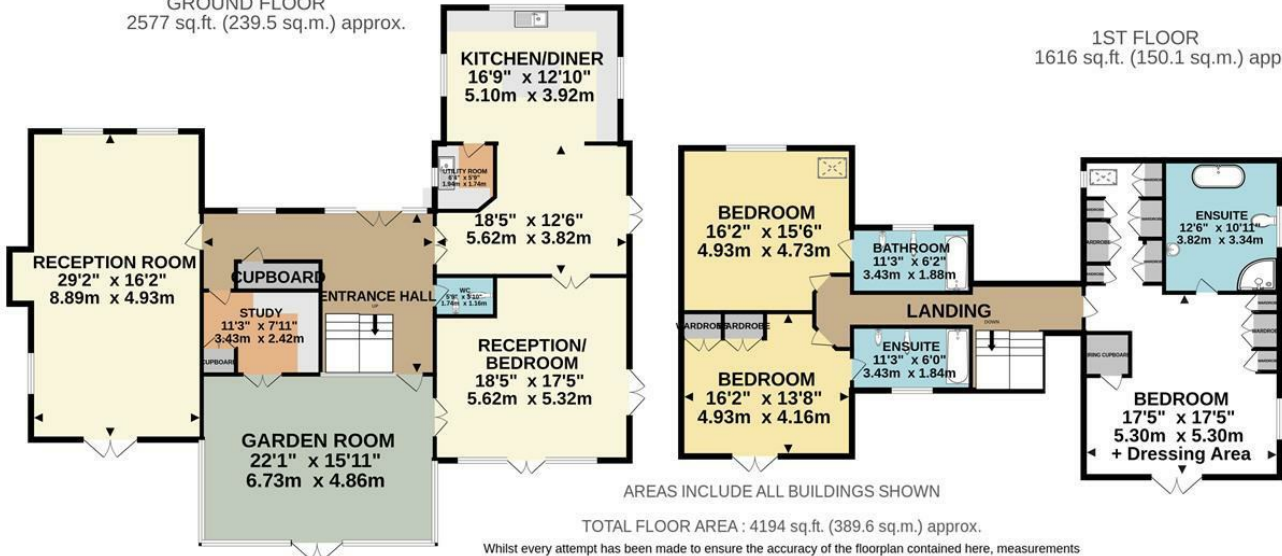
Tenure: Freehold
Energy Rating: D
Council Tax Band: G

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GROUND FLOOR
2577 sq.ft. (239.5 sq.m.) approx.

1ST FLOOR
1616 sq.ft. (150.1 sq.m.) approx.

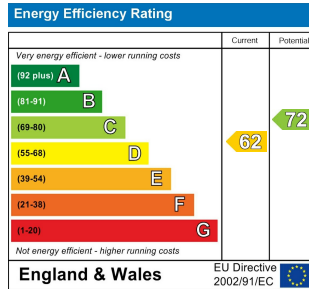


AREAS INCLUDE ALL BUILDINGS SHOWN

TOTAL FLOOR AREA : 4194 sq.ft. (389.6 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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- Stunning Village Location
- Individual Stone Constructed Family Home
- Potential Annex Above Garage
- Luxury Versatile Accommodation
- Luxury Kitchen And Sanitary Ware
- Beautiful Views Across Countryside
- No Upward Chain



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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