

# BELVOIR!

ROCKINGHAM ROAD, KETTERING, NN16 9JA

£600,000 FREEHOLD

COUNCIL TAX BAND F







**DEVELOPMENT POTENTIAL (STP)** – This period property is located on the prominent Rockingham Road just North of Kettering town centre & has been substantially extended over the years to provide approx. 3800 sq ft over four floors.

The former care home offers 10-12 bedrooms along with 3 bathrooms & cellar with many original features in the original dwelling including stain glass windows, bay windows & feature fireplaces.

The accommodation provides versatility & flexibility and could potentially be converted into separate dwellings subject to planning permission or would provide a substantial family residence with separate living or work space or even annex.

Off road parking for several cars is also available, along with a small wrap around garden. EPC Rating C.

**ENTRANCE HALL** Door to front, stairs rising to first floor, stairs descending to ground floor, radiator.

**CLOAKROOM ONE** Single glazed window to front, low level WC, wall mounted WC.

**LOUNGE** 19' 8" x 15' 1" (6m x 4.6m) Full height double glazed bay window to rear, double glazed door to rear, feature fireplace, picture rail, high ceiling, radiator.

**SECOND LOUNGE** 14' 7" x 9' 7" (4.45m x 2.93m) Single glazed window to each side, single door to side access, oak flooring, radiator.



**DINING ROOM** 14' 7" x 12' 7" (4.45m x 3.85m) Built in cupboards, Inglenook feature fireplace, oak flooring.

**KITCHEN** 12' 6" x 7' 11" (3.83m x 2.42m) Wall and base units, work surface over, vinyl no slip flooring, two double glazed windows to side, space for industrial over/cooker.

**BEDROOM ONE** 16' 8" x 15' 1" (5.1m x 4.6m) Single glazed bay window to front, vinyl to flooring, pedestal sink, feature fireplace, picture rail, ceiling rose, radiator.

**LOBBY** Carpet to floor, single glazed door to side access.

**BATHROOM ONE** 8' 2" x 6' 7" (2.5m x 2.03m) Single glazed window to side, vinyl to flooring, panel bath with mixer taps, low level WC, pedestal sink, part tiled walls, radiator.

**BEDROOM TWO** 12' 9" x 12' 0" (3.91m x 3.68m) Double glazed window to side, double glazed door to side, built in wardrobes, vinyl to flooring, radiator, pedestal sink.

**CLOAKROOM TWO** Vinyl to flooring, low level WC.

**BEDROOM THREE** 12' 9" x 12' 0" (3.91m x 3.68m) Double glazed window to side, double glazed door to side, built in wardrobes, vinyl to flooring, radiator, pedestal sink.

**BEDROOM FOUR** 17' 0" x 10' 5" (5.2m x 3.2m) Double glazed window to rear, double glazed door to rear, radiator, built in wardrobe, vinyl to flooring.





**BEDROOM FIVE** 14' 11" x 11' 1" (4.56m x 3.39m) Single glazed window to rear, radiator, laminate flooring.

**BEDROOM SIX** 13' 6" x 11' 1" (4.14m x 3.39m) Double glazed window to side, double glazed Velux window, vinyl to flooring, radiator.

**EN SUITE WC** Vinyl to flooring, low level WC, wall mounted wash hand basin.

**FIRST FLOOR LANDING** Stain glass window to front, carpet to flooring, stairs rising to second floor, storage cupboards.

**BEDROOM SEVEN** 15' 0" x 13' 7" (4.58m x 4.16m) Single glazed bay window to font, feature fireplace, pedestal sink, built-in storage, vinyl to flooring, radiator.

**BEDROOM EIGHT** 12' 0" x 9' 2" (3.66m x 2.8m) Single glazed window to side, laminate to flooring, radiator.

**BEDROOM NINE** 13' 1" x 14' 4" (3.99m x 4.37m) Single glazed bay window to rear, feature fireplace, built in storage, carpet to flooring, radiator.

**BEDROOM TEN** 13' 4" x 9' 10" (4.07m x 3.02m) Two single glazed sash windows, carpet to flooring, radiator.

**BATHROOM TWO** 9' 10" x 7' 9" (3.m x 2.38m) Single glazed window to front, panel bath, pedestal sink, low level WC, single shower cubicle, vinyl to flooring, radiator.

**BATHROOM THREE** 7' 2" x 5' 8" (2.2m x 1.75m) Single glazed window to side, panel bath with mixer taps, pedestal sink, vinyl to flooring, radiator.



**BEDROOM ELEVEN** 14' 7" x 11' 2" (4.45m x 3.41m) Single glazed window to front, Velux window to side, spilt level flooring, low & exposed beams.

**CLOAKROOM THREE** Vinyl to flooring, low level WC.

**EN SUITE SHOWER** Part tiled, shower tray.

**BEDROOM TWELVE** 14' 7" x 11' 6" (4.45m x 3.53m) Two double glazed velux windows, exposed beams, carpet to flooring.

**EN SUITE CLOAKROOM** Low level WC, wash hand basin set into vanity unit, door to eaves.

**BASEMENT ONE** 11' 7" x 14' 3" (3.55m x 4.35m) Power, lighting, dry.

**BASEMENT TWO** 8' 7" x 6' 2" (2.64m x 1.9m) Power, lighting, dry, plumbing for washing machine.

**EXTERNALLY** Front - Gravelled frontage, off road parking for several vehicles.

Rear - Gravelled spilt level rear, paved patio.

Side - Slabbed spilt level patio.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanIt.

68 George Street, Corby,  
Northamptonshire, NN17 1QE

www.belvoir.co.uk  
corby@belvoir.co.uk  
01536 261666

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.