£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.

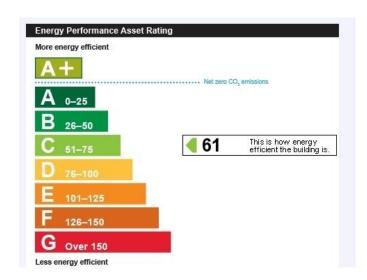
BASEMENT ONE 11' 7" x 14' 3" (3.55m x 4.35m) Power, lighting, dry.

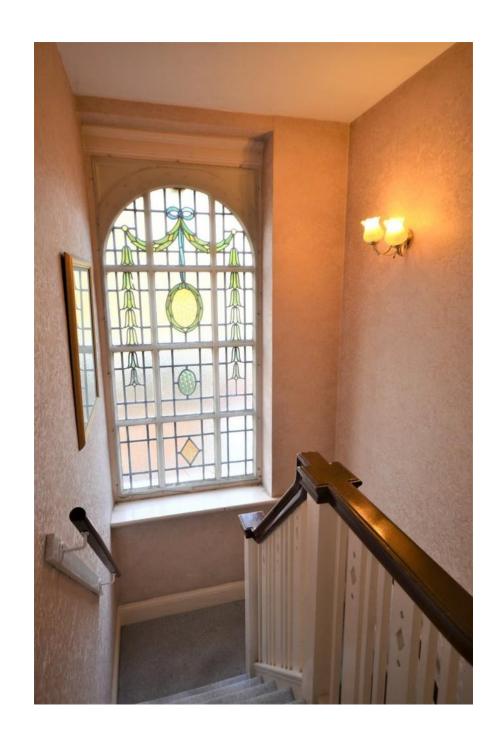
BASEMENT TWO 8' 7" x 6' 2" (2.64m x 1.9m) Power, lighting, dry, plumbing for washing machine.

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

Rear - Gravelled spilt level rear, paved patio.

Side - Slabbed spilt level patio.







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