

Measurements

Living Room 27'9 x 13'11
(8.46m x 4.24m)

Kitchen/Dining/Family Room
28'2 x 19'8 (8.59m x 5.99m)

Drawing Room/Study 13'4
x 12'2 (4.06m x 3.71m)

Snug 12'1 x 10'3 (3.68m x 3.12m)

Utility Room 7'2 x 5'8
(2.18m x 1.73m)

Guest Cloakroom 8'8 x 3'8
(2.64m x 1.12m)

Bedroom One 15'2 x 14'1
(4.62m x 4.29m)

En-suite 7'3 x 6'10 (2.21m x 2.08m)

Dressing Room/Bedroom 5
14' x 9'10 (4.27m x 3.00m)

Bedroom Two 24'8 x 13'10
(7.52m x 4.22m)

En-suite 8'5 x 5'6 (2.57m x 1.68m)

Bedroom Three 13'6 x 12'
(4.11m x 3.66m)

Bedroom Four 12'1 x 10'1
(3.68m x 3.07m)

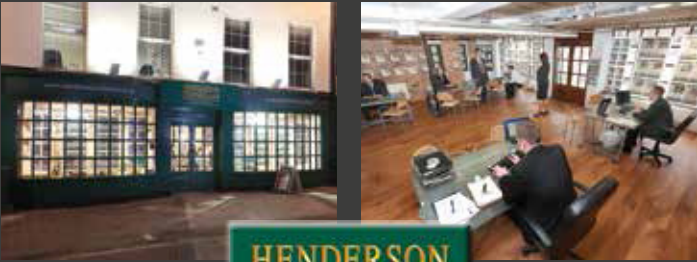
Bathroom 10'9 x 8'4 (3.28m x 2.54m)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Prestigious and Distinguished Urban Living



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Offers In Excess Of £875,000



Gardens

A substantial private gravel driveway provides parking for four/six cars leading to an oversized single garage accessed via an electric up and over door complete with power and light and personnel door leading into the house. The generous garden is laid to lawn with attractive plantings and a low-level wall running to the front and a pathway extending to the front door. The substantial rear garden features a natural stone patio leading off from the bi-fold doors with steps leading up to a further patio all of which is ideal for garden furniture and alfresco entertaining. The garden is laid largely to lawn with a lawned area to the side of the patio and a raised tier of lawn extending to the bottom of the garden. The garden enjoys a good degree of privacy and a mature feel from a variety of established colourful plants, trees and shrubs. A combination of timber fencing and hedging encloses the garden with secure gated access running to one side.



Prestigious and Distinguished Urban Living

This substantial period home has been restored, enhanced and extended creating an inspiring, high specification interior enjoying a commanding position on this most desirable of roads. Occupying significant grounds approx 1/3 of an acre with a deep lawned frontage, private driveway with parking for four/six cars and access to an oversized single garage whilst the magnificent rear garden has an established feel with manicured lawn, colourful borders and a fabulous patio area, the perfect vantage point from which to admire the garden. The magnificent interior includes a reception hall with wonderful tiled flooring in an alternate cream and black Victorian style, guest cloakroom, living room with deep bay window, Portland stone fireplace and woodburner, drawing room with bespoke shelving, versatile snug and utility room. The substantial kitchen/dining/family room creates a wonderful social space with high quality kitchen, marble worksurfaces, impressive roof lantern and porcelain flooring extending to the dining/family room with two sets of bi-folding doors opening to the gardens. Upstairs, the landing leads to a stylish bathroom and four double bedrooms, the master bedroom with dressing room/optional bedroom five, fabulous en suite, the guest bedroom also with en suite shower room. Heritage cream UPVC double glazed windows, gas central heating and security alarm system complete the interior. The General Hospital, A14 link road, Restaurant/Cultural Quarter and mainline railway are all a short walk away, the latter reaching St Pancras International in under an hour. EPC RATING; C





Property highlights

- Gas central heating
- UPVC double glazed windows in heritage cream style with leaded inserts to select windows and monkey tail period handles.
- Security alarm system
- Entrance hall-enjoying magnificent cream and black alternate tiling in a victorian pattern, stairs rising to first floor, period stained glass window(non UPVC), white panelled interior doors leading to;
 - Guest cloakroom- enjoying a white suite to include low-level WC, impressive floating wash hand basin with waterfall monobloc tap, ceramic tiled splash backs, alternate black and cream ceramic tile flooring.
- Living room-enjoying oak flooring, Portland stone fireplace with inset wood burner, bay window overlooking the foregarden and double doors leading out to the rear garden.
- Study-a versatile room ideal for those working from home enjoying a continuation of the oak flooring, bespoke built-in shelving.
- Snug - with oak flooring, an ideal room to escape and relax.
- Kitchen/dining/family room-a substantial room offering free-flowing living space with a range of base and eye level cupboards and drawers with marble worksurfaces and matching up stand, central island with recessed single sink and boiling water monobloc tap, marble worksurface with breakfast bar, attractive chimney recess housing a "Smeg" range cooker with concealed extractor(available by separate negotiation), integrated dishwasher, wine cooler and microwave,space for an American style fridge freezer. There is also a further single bowl and drainer with monobloc tap and arch top window offering lovely views over garden in addition to a roof lantern flooding the room with natural light. Large porcelain tiles extend from the kitchen through to the dining /family room with recessed down lighters and two sets of bi-fold doors creating a magnificent open aperture to the garden.



Property highlights

- Upstairs the generous landing is complemented by attractive balustrading with an oak style handrail, access to the loft space with drop-down ladder and a walk-in linen cupboard. White panelled interior doors lead to four generous double bedrooms. The substantial master bedroom enjoys a bay window and walk-in dressing room which offers the option to be utilised as a generous double bedroom complete with the original door through from the landing. The high specification ensuite enjoys a low-level WC, pedestal wash hand basin, double sized walk-in shower enclosure with rainmaker showerhead and separate handheld attachment, attractive porcelain splashbacks and flooring in a marble design, twin heated towel rails, recessed down lighters.
- The Guest bedroom is also a generous double bedroom with an ensuite to include a low-level WC and pedestal wash hand basin with monobloc tap double sized shower enclosure with mains shower with rain maker showerhead and separate handheld attachment, porcelain tiled flooring and splashbacks, heated towel rail.