



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Northfield Road, Cransley, Kettering

"Countryfile"

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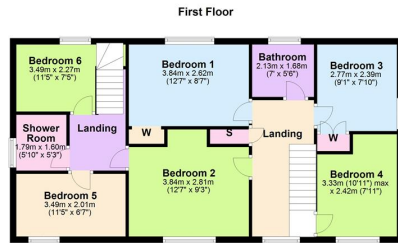
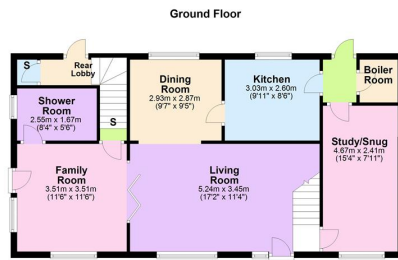
"Countryfile"

Significant grounds in the region of 3/4 acre, a running stream and lovely open views to the back are the surroundings of this substantial detached home offering plenty of potential inside and out. With lovely rural walks on your doorstep, yet Kettering with schooling and a wealth of amenities to include the mainline railway and the A14 are within easy reach. The significant grounds feature a large gravel driveway leading to a double garage and the wrap around gardens extend to either side of the house and across the back, perfect for an avid gardener, family play or scope to extend subject to planning. The accommodation benefits from oil fired central heating and UPVC double glazing to include a living room with wood burner flowing to the dining room and onto the kitchen. There is a boiler room, a study/snug and also a family room which could be an optional bedroom with en suite wet room. Upstairs there are six bedrooms in all with a principal bathroom and four bedrooms as well as two further bedrooms and an en suite shower room accessed from a separate staircase, but also accessible from the main house, ideal for an annexe area. An exceptional home and setting.

Agents Note: In compliance with the Estate Agents Act 1979

The seller of this property is a relative of an employee of Henderson Connellan, Kettering





Total area: approx. 145.4 sq. metres (1564.7 sq. feet)

- Detached House
- Six Bedrooms
- Parking for Eight Cars
- Generous Gardens
- In the Region of 3/4 Acre
- EPC RATING: D
- COUNCIL TAX: E



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.

15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

