



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Middlewest Park, Hall Lane, Kettering

"Character Living All On One Level"

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"Character Living All On One Level"

This exceptional ground floor, garden apartment offers a unique proposition set in this architecturally striking Grade II listed home. The interior is substantial and versatile with a high specification design and finish complimented by a myriad of wonderful period features. With a security entry system and gas central heating the entrance hall extends to the substantial living room offering both living and dining options with an elegant decorative fireplace, period rotating serving hatch, detailed cornicing and an impressive bay window with window seating - a perfect dining space. The generous kitchen/breakfast room is a great social space, the bathroom is beautifully appointed and the three generous double bedrooms are versatile, ideal for those working from home or wanting an additional reception room, the principal bedroom enjoys an en suite. With a private garden, perfect for outdoor living, there is also access to the residents communal garden as well as parking for two cars. The Restaurant / Cultural Quarter, mainline railway and General Hospital are all within easy reach.

EPC RATING: EXEMPT. COUNCIL TAX: TBC

Living Room - 7.65m x 5.21m (25'1" x 17'1")

Kitchen / Dining Room - 4.83m x 4.19m (15'10" x 13'9")

Bedroom 1 - 4.62m x 3.89m (15'2" x 12'9")

Ensuite - 2.67m x 1.07m (8'9" x 3'6")

Bedroom 2 - 4.62m x 4.34m (15'2" x 14'3")

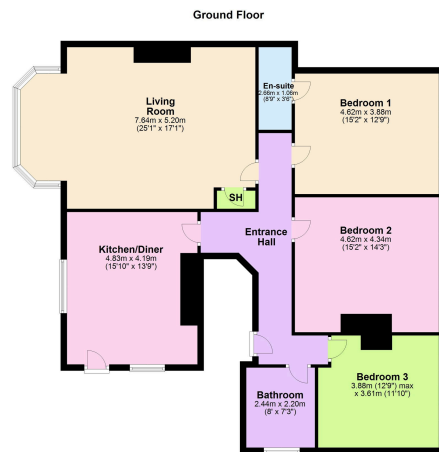
Bedroom 3 - 3.89m x 3.61m (12'9" x 11'10")

Bathroom - 2.44m x 2.21m (8'0" x 7'3")





- Grade II Listed - Photo shows the whole of Bryn Hafod House
- Ground Floor Apartment, the perfect bungalow alternative
- Elegant living room with period decorative fireplace also providing dining options if desired
- Generous, social, Kitchen/Dining Room
- Three generous bedrooms, the main bedroom with en suite
- Well appointed principal bathroom
- Parking for Two Cars
- **DISCLAIMER:** The communal gardens are currently closed and will remain so until the development is complete



Total area: approx. 131.6 sq. metres (1416.4 sq. feet)



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

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.

