



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Willow Road, Kettering

"Classical with a Contemporary Twist"

🛏️ 3 🚿 2 🪑 2



"Classical with a Contemporary Twist"

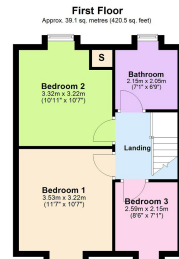
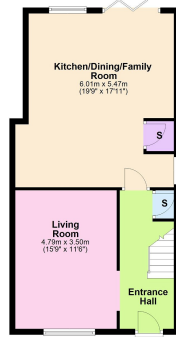
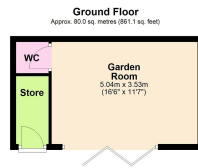
This exceptional, semi detached home has been extended combining classical period styling with a contemporary twist in the guise of the substantial extension and stunning garden room. The welcoming entrance hall has solid Oak flooring which extends into the generous living room with feature open fireplace with a wood burner (not included). The extension has formed a substantial free flowing kitchen/dining/family room, a great social space with Quartz worksurfaces, integrated oven and hob, a useful utility cupboard and bifold doors bringing the outside in for those warm summer days. Upstairs there is a stylish principal bathroom and three bedrooms, two of which are double sized. A substantial garden room with bi fold doors and WC/washroom is a great space for those working from home, a garden pod or extra space for family living. The garden is lovely, enjoying a good degree of privacy and the cobbled driveway has parking for two cars. The mainline railway, Restaurant / Cultural Quarter and Wicksteed park are within easy reach.

- Gas central heating
- UPVC double glazed windows
- Entrance hall with solid Oak flooring, stairs rising to the first floor with useful under stairs storage cupboard, contemporary radiator opening through to the living room with a continuation of the flooring and a lovely open fireplace with wood burner (not included).
- Kitchen/dining/family room, – a stunning room which is a great social space with a range of base and eye level cupboards and drawers, Butler sink with monobloc tap set within a Quartz work surface with matching up stand, integrated stainless steel double oven and four ring ceramic hob with extractor, recess for dishwasher, space for American style fridge/freezer, impressive breakfast bar with Quartz work surface, wood effect specialist flooring and bifold doors to the garden. There is also a useful utility cupboard housing the washing machine and central heating boiler. Upstairs, the landing leads to three bedrooms, two of which are double sized, and the stylish bathroom to include low-level WC, wash hand basin and set within a unit with monobloc tap, shower enclosure with mains shower, complete with glass shower screen, splashback, ceramic flooring and chrome heated tower rail.
- Garden Room - A sensational space offering a multitude of uses with bi-folding doors. A great space for those working from home or social gatherings complete with washroom with WC and wash hand basin

A private cobbled driveway, provides parking for two cars with slate style steps leading up to the front door. The garden features a timber decked area which is tiered perfect for garden furniture and alfresco entertaining. The garden is laid largely to lawn with a slate style pathway extending to the head of the garden where there is a bespoke garden pod. The garden enjoys a good degree of privacy from mature hedging with a period red brick archway with a continuation of the slate style path extending to the side with gated access and also offering useful bin storage.

EPC Rating: PENDING COUNCIL TAX: B





Total area: approx. 119.1 sq. metres (1281.6 sq. feet)

- Semi Detached
- Three Bedrooms
- Extended Kitchen/Family Room
- Garden Pod
- Off Road Parking
- Close to Amenities
- Period Styling
- UPVC Double Glazing
- Gas Heating



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.

