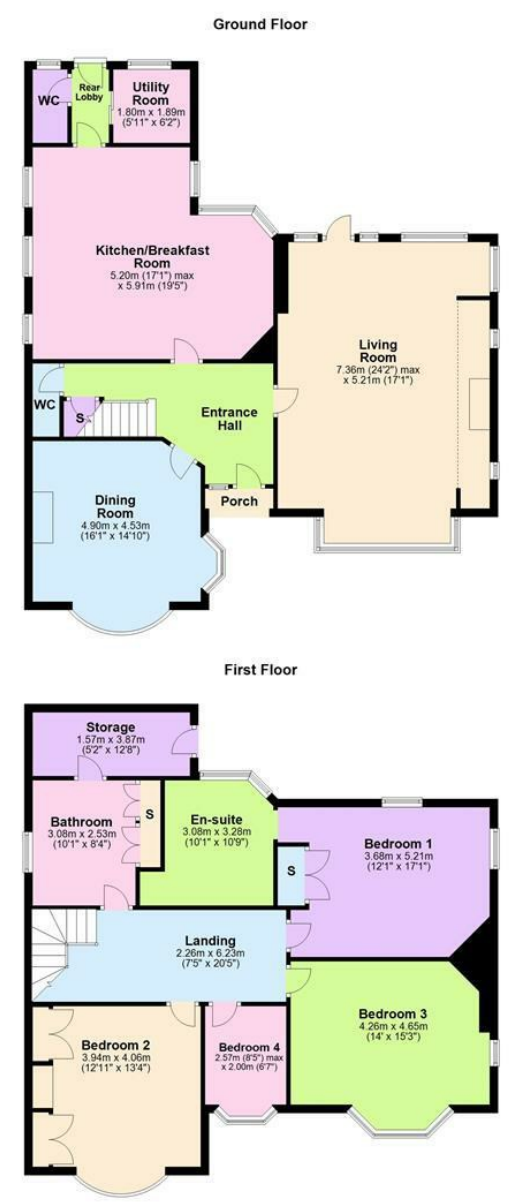
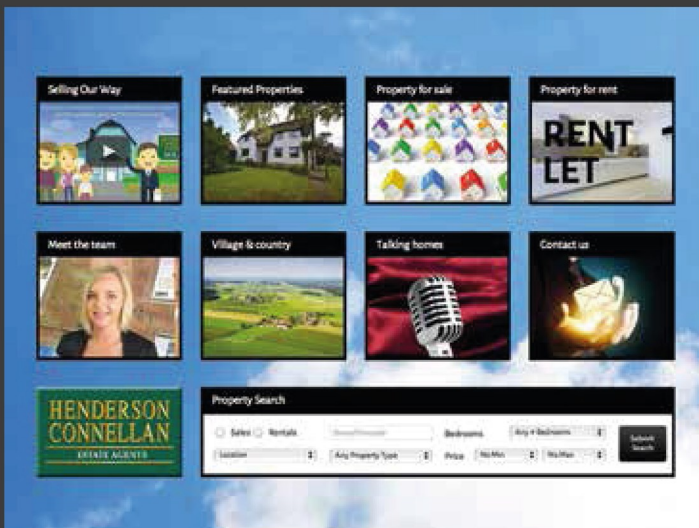
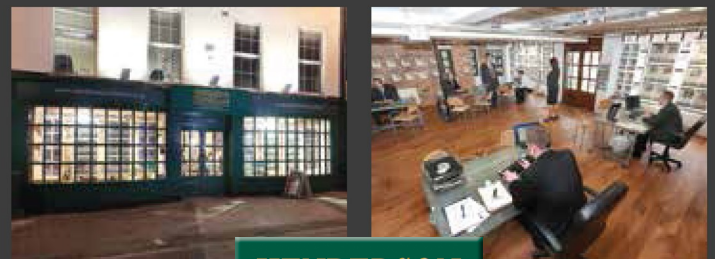


**FLOORPLAN AND MEASUREMENTS**



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  
 Sales (01536) 417888  
 email: ketteringsales@hendersonconnellan.co.uk  
 Lettings and Property Management (01536) 416555  
 email: bestlets@hendersonconnellan.co.uk

**A Restoration Piece**







119, London Road,  
Kettering, NN15 6NG

£525,000







### "A Restoration Piece"

Striking architectural design, a wealth of period features and character are all hallmarks of this very fine detached home, the location is highly desirable and ultra convenient— a short walk from the town centre, Wicksteed Park and the mainline railway. Discreetly positioned by mature trees and plantings, the foregarden is very private, the substantial rear garden enjoys an established feel with a driveway and garage to the back, there has previously been, now expired planning on the plot to accommodate a bungalow. The accommodation has a wonderful feel with a wealth of features to include an entrance hall, guest cloakroom, Living room with elegant fireplace, bay fronted formal dining room and an extensive kitchen/breakfast room with adjoining utility room. Upstairs the landing leads to the principal bathroom and four bedrooms, three of which are double sized. The interior is in need of modernising and updating but offer scope to return this exceptional home to its former glory

EPC Rating F COUNCIL TAX: F

## GARDENS AND EXTERIOR

Set on this desirable road, discreetly positioned set behind mature plantings, a gate and pathway flanked by gardens to either side extends to the front door. Access leads to either side of the house to the fabulous mature garden which is substantial. An array of mature plantings, established trees with pathway extending to the bottom of the garden. A driveway and single garage is positioned at the bottom of the garden with access via Pipers Hill Road. Timber fencing and mature hedging enclose the garden







## INTERIOR

- Spacious accommodation in need of renovation throughout with a variety of lovely period features
- Gas central heating
- Entrance hallway with stairs to the first floor
- Guest cloakroom with low level WC and wash hand basin
- Living room with gorgeous box bay window and elegant period fireplace
- Kitchen/Breakfast room - lovely sized room in need of updating. There is a nice tiled flooring and access through to;
- Utility room with sink unit
- WC - further downstairs toilet with low level WC
- Dining room – bay fronted room providing formal dining options and with an attractive fireplace
- Upstairs there are four bedrooms, three of which are double in size and the master with en-suite
- Bathroom suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with shower, bidet, ceramic tiled splash backs and flooring with access to a large storage area
- En-suite with low level WC, wash hand basin, glass shower enclosure with ceramic tiled splash backs

