



**HENDERSON
CONNELLAN**
ESTATE AGENTS

London Road, Kettering

"A Restoration Piece"

🛏️ 4 🚿 2 🚺 2



"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. The property, as per the Land Registry Records, was once owned by Mr Charles Wicksteed.

Living Room - 7.37m x 4.95m (24'2" x 16'3")

Dining Room - 4.9m x 3.94m (16'1" x 12'11")

Kitchen/Breakfast Room - 5.89m x 5.21m (19'4" x 17'1")

Utility Room - 1.88m x 1.8m (6'2" x 5'11")

Bedroom 1 - 5.23m x 3.63m (17'2" x 11'11")

Ensuite - 3.28m x 3.05m (10'9" x 10'0")

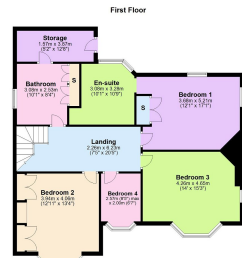
Bedroom 2 - 4.93m x 4.01m (16'2" x 13'2")

Bedroom 3 - 4.65m x 4.27m (15'3" x 14'0")

Bedroom 4 - 2.01m x 2.57m (6'7" x 8'5")

Bathroom - 3.07m x 2.54m (10'1" x 8'4")





Total area approx. 200.1 sq. metres (2154.2 sq. feet)

- Large Detached Home
- Period Features
- Four Bedrooms
- Two Bathrooms
- Substantial Rear Garden
- Garage and Driveway
- Requires Modernisation
- Desirable Location
- EPC RATING: F
- COUNCIL TAX: F



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

