



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rushton Road, Rothwell, Kettering
"Kyngswoode"

5 4 5



This substantial, extended period detached residence has been great improved and enhanced, commanding a fabulous position on the periphery of Rothwell, with open views of countryside. Rothwell has ultra convenient access to Kettering, Market Harborough and the A14, as well as a wealth of amenities and great restaurants.

The substantial, light filled interior has been designed and finished to an exacting standard to include an entrance hallway, guest cloakroom, palatial bay-fronted living room with feature fireplace, a substantial free flowing designer kitchen/dining/family room creates a wonderful social space with bi-folding doors to the gardens. There is the option of a separate formal dining room, snug and study. Upstairs there is a principal bathroom and four bedrooms, the master bedroom with dressing room and en suite, the guest also with en suite. The indoor heated swimming pool is sensational, the perfect place to relax with adjoining changing/shower room and WC. Outside is equally impressive with a large private block paved driveway providing road parking for at least six cars and electric car charging. There is a double garage, one half has been converted creating an additional study perfect for those working from home. The gardens are beautifully landscaped with substantial patio and manicured lawns.

Living Room - 5.49m x 4.9m (18'0" x 16'1")

Snug/Bedroom - 3.66m x 3.15m (12'0" x 10'4")

Dining Room/Bedroom - 4.85m x 4.24m (15'11" x 13'11")

Kitchen/Dining/Family Room - 10.62m x 8.31m (34'10" x 27'3")

Utility Room - 3.56m x 3.02m (11'8" x 9'11")

WC - 3m x 0.89m (9'10" x 2'11") **Plant Room** - 2.16m x 2.21m (7'1" x 7'3")

Swimming Pool - 10.9m x 5.94m (35'9" x 19'6")

WC - 2.18m x 0.86m (7'2" x 2'10") **Changing Room** - 2.11m x 1.32m (6'11" x 4'4")

Gym - 3.89m x 2.34m (12'9" x 7'8") **Office** - 3.81m x 2.64m (12'6" x 8'8")

Bedroom One - 5.49m x 4.88m (18'0" x 16'0")

En suite - 3.15m x 2.18m (10'4" x 7'2") **Dressing Room** - 3.12m x 1.55m (10'3" x 5'1")

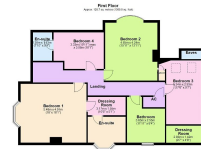
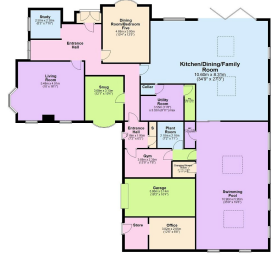
Bathroom - 3.38m x 2.54m (11'1" x 8'4")

Bedroom Two - 4.85m x 4.24m (15'11" x 13'11")

Bedroom Three - 5.33m x 2.92m (17'6" x 9'7")

Bedroom Four - 3.33m x 2.39m (10'11" x 7'10") **En suite** - 2.36m x 1.63m (7'9" x 5'4")





Total area: 460 sq. m. (4920 sq. ft.)

- Detached House
- Five Bedrooms
- Five Reception Rooms
- Gym
- Swimming Pool
- Parking for Six Cars
- Two Electric Car Charging Points
- No Chain
- EPC Rating: E
- Council Tax: G



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.

