



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Heritage Court, Kettering NN16

"Urban Seclusion"

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"Urban Seclusion"

Regency style architecture, a lovely courtyard setting with manicured communal gardens, illuminated by night and the church providing an impressive backdrop have created this lovely, secluded enclave yet the heart of Kettering, the Restaurant/ Cultural Quarter, Market Place and Mainline railway reaching London in under an hour are literally moments away. The interior has been greatly enhanced offering versatile accommodation which benefits from gas central heating and sealed unit double glazed windows to include an entrance hall, guest cloakroom, versatile snug/ optional bedroom four, utility room and a stunning free flowing kitchen/dining room with select integrated appliances. The living room commands an elevated position to the first floor, the master bedroom has an en suite and two further bedrooms can be found to the second floor with stunning upgraded shower room. Outside there is parking for one/two cars and the rear garden has been landscaped, designed with easy care in mind with a summer house ideal as a garden retreat. A secluded setting in the heart of town.

Study - 2.74m x 2.54m (9'0" x 8'4")

WC - 1.93m x 1.22m (6'4" x 4'0")

Utility Room - 1.93m x 1.63m (6'4" x 5'4")

Kitchen/Breakfast Room - 4.22m x 3.61m (13'10" x 11'10")

Living Room - 4.24m x 3.66m (13'11" x 12'0")

En suite - 2.13m x 1.8m (7'0" x 5'11")

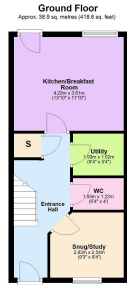
Bedroom One - 4.22m x 3.1m (13'10" x 10'2")

Bedroom Two - 4.22m x 3.43m (13'10" x 11'3")

Bedroom Three - 4.22m x 2.9m (13'10" x 9'6")

Shower Room - 2.24m x 2.11m (7'4" x 6'11")





Total area: approx. 114.4 sq. metres (1231.9 sq. feet)

- Mews House
- Three Bedrooms
- Three Bathrooms
- Three Floors
- Parking For Two Cars
- Close To Town Centre
- Council Tax: D
- EPC Rating: Pending



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.

