



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Headlands, Kettering NN15

"An Exquisite Home with London Connections"

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This substantial period home commands an impressive position on the highly sought after Headlands, a moments walk in one direction to the Restaurant/Cultural Quarter, in the other the mainline railway can connect with London St Pancras in under an hour. The significant interior offers versatility, complimented by a myriad of wonderful period feature to include Minton floorings, deep skirting, tall ceilings and ornate cornicing. The palatial reception hall has a sweeping staircase with period doors leading to the Sitting room, separate living room and Morning Room/ Snug all with elegant fireplaces and the warmth of working fires. The substantial split level Kitchen/Dining/Family room has a fusion of designer units which flow to the dining/family room with Period block flooring in a Herringbone design. Upstairs there is a principal bathroom, shower room and four bedrooms on the first floor, the master with Jack and Jill en suite bathroom, there is a generous double bedroom to the second floor. The basement is generous and versatile, with the option of an annexe for self contained living incorporating a kitchen/breakfast room, double bedroom with wet room, living room overlooking the garden and a further reception room/ bedroom. Outside the grounds feature a sweeping in and out driveway, oversized garage and wonderful private rear gardens enjoying an established feel. Exceptional space in an ultra convenient setting.

Porch - 1.83m x 1.78m (6'0" x 5'10")

Living Room - 6.4m x 5.74m (21'0" x 18'10")

Morning Room/Study - 4.95m x 3.05m (16'3" x 10'0")

Sitting Room - 4.22m x 3.94m (13'10" x 12'11")

Kitchen - 4.19m x 3.25m (13'9" x 10'8")

Dining Room - 5.18m x 2.59m (17'0" x 8'6")

Family Room - 4.19m x 3.56m (13'9" x 11'8")

Workshop - 6.2m x 5.74m (20'4" x 18'10")

Living/Reception Room - 5.36m x 3.81m (17'7" x 12'6")

Utility - 2.9m x 2.87m (9'6" x 9'5")

Kitchen/Breakfast Room - 3.99m x 3.15m (13'1" x 10'4")

Bedroom 2 - 4.98m x 2.44m (16'4" x 8'0")

Main Bedroom - 4.88m x 4.88m (16'0" x 16'0")

Bedroom 3 - 5.05m x 3.07m (16'7" x 10'1")

Ensuite - 2.01m x 1.47m (6'7" x 4'10")





Total area: approx. 417.0 sq metres (448.3 sq feet)

- Detached House
- Four Reception Rooms
- Seven Bedrooms
- Four Bathrooms
- Parking For Eight Cars
- Garage
- Council Tax: F
- EPC Rating: 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.

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