



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Cranleigh Road, Kettering NN15

"London Calling"

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## "London Calling"

Discreetly positioned, siding onto Bishops Stopford school playing fields, this extended detached home occupies a lovely plot within this small cul de sac just off Headlands. Schools, Restaurant/Cultural Quarter and the mainline railway are a short walk away - connecting with London St Pancras International in under an hour.

The stylish interior includes an entrance hall with porcelain flooring, snug with woodburner and separate living room with working fire, both of which enjoy wood block flooring in a Herringbone design. The free flowing kitchen/dining/family room is flooded with natural light with Quartz worksurfaces, a great social space, there is a versatile study/bedroom five, guest cloakroom and shower room. Upstairs the landing leads to a principal bathroom with separate shower enclosure and four double bedrooms, the main and guest bedroom with feature fireplaces. Outside the wonderful plot features a private driveway with parking for three/four cars, a single garage with up and over door and established rear gardens with covered seating and barbecue area perfect for outdoor living. A home that has it all.

**Living Room** - 6.83m x 3.66m (22'5" x 12'0")

**Kitchen/Dining/Family Room** - 5.87m x 3.12m (19'3" x 10'3")

**Study/Snug** - 4.27m x 3.58m (14'0" x 11'9")

**BedroomFive/Study** - 1.83m x 1.83m (6'0" x 6'0")

**Shower Room** - 1.6m x 0.91m (5'3" x 3'0")

**WC** - 1.22m x 1.04m (4'0" x 3'5")

**Garage** - 4.67m x 2.97m (15'4" x 9'9")

**Bedroom One** - 4.19m x 4.19m (13'9" x 13'9")

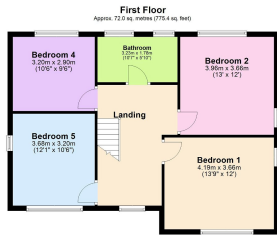
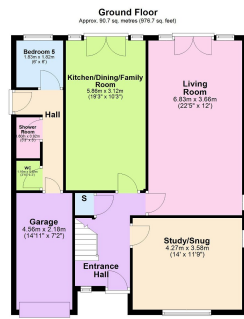
**Bedroom Two** - 3.96m x 3.66m (13'0" x 12'0")

**Bedroom Three** - 3.68m x 3.2m (12'1" x 10'6")

**Bedroom Four** - 3.2m x 2.9m (10'6" x 9'6")

**Bathroom** - 3.23m x 1.78m (10'7" x 5'10")





Total area: approx. 162.8 sq. metres (1752.1 sq. feet)

- Extended Detached House
- Four/Potential Five Bedrooms
- Three Reception Rooms
- Parking for Three/Four Cars
- Single Garage
- Established Rear Garden
- Council Tax: E
- EPC Rating: PENDING



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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