



**HENDERSON
CONNELLAN**
ESTATE AGENTS

William Street, Kettering NN16

"Park Life"

3 1 3



"Park Life"

This very impressive, and greatly enhanced bay fronted Victorian town house enjoys a lovely position on this very desirable street, Rockingham Pleasure Park with Victorian band stand is a lovely place for morning walks, or in fact any time of day.

The stylish interior has a fusion of period and contemporary styling with an entrance hall with period mosaic tiled flooring, Oak interior doors lead to the living room with bay window, exposed red brick fireplace and the warmth of a wood burner which flows to the dining room, the well appointed kitchen has integrated oven, hob and dishwasher, there is a utility/guest cloakroom and a versatile study area which could be altered to create a fourth bedroom. Upstairs there are three double bedrooms and a cool white principal bathroom. Gas central heating and UPVC double glazing complete the inside. Outside is just as impressive with well-kept foregarden and a lovely rear garden complete with brick built outbuilding converted to a studio, perfect for those working from home. The town centre, Park Road School, Kettering Buccleuch Academy and a wealth of amenities are within easy reach.

Living Room - 3.56m x 3.35m (11'8" x 11'0")

Dining Room - 3.51m x 3.45m (11'6" x 11'4")

Kitchen - 3.25m x 2.67m (10'8" x 8'9")

Utility Room - 2.21m x 1.83m (7'3" x 6'0")

Study/Bedroom Four - 2.79m x 1.91m (9'2" x 6'3")

Bedroom One - 4.42m x 3.58m (14'6" x 11'9")

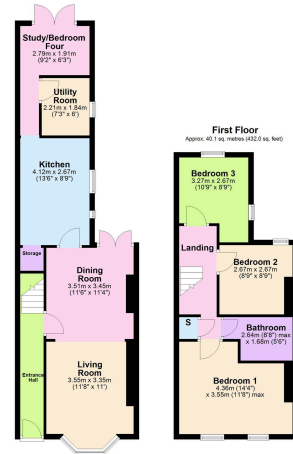
Bedroom Two - 2.67m x 2.67m (8'9" x 8'9")

Bedroom Three - 3.28m x 2.44m (10'9" x 8'0")

Bathroom - 2.64m x 1.68m (8'8" x 5'6")

Exterior Gym/Office - 4.11m x 1.93m (13'6" x 6'4")





Total area approx. 102.6 sq. metres (1104.4 sq. feet)

- Terraced House
- Studio
- Study
- Ground/Floor Utility Room/WC
- Three/Four Bedrooms
- Bay Windows
- COUNCIL TAX: B
- EPC RATING: D



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.

