



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Northampton Road, Kettering

"An Address to Impress"

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This extended, detached family home not only occupies a most desirable address with views of the Park to the front, but also ultra convenient access to the Cultural/ Restaurant Quarter and the mainline railway connecting to London St Pancras in under an hour. The interior showcases original character elements alongside modern luxuries such as underfloor heating in key areas, gas central heating and mostly UVPC double glazed windows. The entrance hallway leads to a guest cloakroom, living room with feature fireplace and bay window and a fabulous free flowing designer kitchen/dining/family room with integrated appliances, breakfast bar and separate utility room. Upstairs you will find a spacious four piece bathroom and four bedrooms, three of which are double in size, the principal bedroom with shower ensuite. Outside a generous private, block paved driveway provides parking for three/four cars leading to a single garage, the attractive rear garden is a great size enjoying an established feel. A most impressive home and address.

Living Room - 4.57m x 2.13m (14'12" x 7'0")

Dining Room - 3.81m x 3.15m (12'6" x 10'4")

Kitchen - 5.66m x 3.4m (18'7" x 11'2")

Utility Room - 1.96m x 1.73m (6'5" x 5'8")

WC - 1.7m x 0.84m (5'7" x 2'9")

Bedroom 1 - 4.29m x 3.58m (14'1" x 11'9")

Bedroom 2 - 4.57m x 2.72m (15'0" x 8'11")

Bedroom 3 - 3.78m x 3.2m (12'5" x 10'6")

Bedroom 4 - 2.72m x 2.41m (8'11" x 7'11")

Ensuite - 2.24m x 2.08m (7'4" x 6'10")





- Detached
- Sought after location
- Four bedrooms
- EPC RATING: PENDING
- Off road parking for five cars
- Private large garden
- Single garage
- COUNCIL TAX: E



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

