



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Duke Street, Kettering NN16

5 2 4



"Classic Lines"

This substantial detached home occupies an impressive corner plot, the sensational interior is complimented by a myriad of wonderful period features creating a characterful feel. The versatile accommodation offers flexibility ideal for home working, a large family or the option to divide for multi-generational living. The significant entrance hall greets you with wonderful period pine flooring, the sweeping staircase is complimented by a period hand rail and ornate cornicing, period pine doors lead to the living room with deep bay window and elegant working fire, the designer kitchen/breakfast room brings a touch of contemporary with granite worksurfaces and a great social space, the formal dining room has the original servants staircase leading off, an attractive chimney recess, a utility/boot room and a bathroom, lending itself to the annexe potential. Upstairs there are five generous bedrooms, a principal bathroom and separate washroom, a loft room is an ideal retreat or space to work from home, the converted basement also would work well for those looking to work at home or as a games room. Gas central heating and mostly UPVC double glazing compliments the inside. Outside the walled fore garden is attractively landscaped, a gate and natural stone pathway leads to the rear garden with natural stone patio and timber decked area ideal for outdoor living, there are well kept lawns, planted borders, a useful outbuilding, private driveway, oversized single garage and electric car charging. The ultra convenient location means the town centre, mainline railway and general hospital are within easy reach.

Living Room - 4.88m x 3.61m (16'0" x 11'10")

Dining Room - 3.68m x 3.68m (12'1" x 12'1")

Utility/Boot Room - 3.61m x 2.29m (11'10" x 7'6")

Kitchen/Breakfast Room - 4.88m x 3.71m (16'0" x 12'2")

Outside Storage Room - 2.39m x 2.21m (7'10" x 7'3")

Basement - 7.11m x 3.51m (23'4" x 11'6")

Bedroom 1 - 3.84m x 3.66m (12'7" x 12'0")

Bedroom 2 - 3.66m x 2.92m (12'0" x 9'7")

Bedroom 3 - 3.66m x 2.72m (12'0" x 8'11")

Bedroom 4 - 3.61m x 2.34m (11'10" x 7'8")

Bedroom 5 - 2.95m x 2.36m (9'8" x 7'9")

Bathroom - 2.39m x 2.08m (7'10" x 6'10")





- Detached House
- Five Bedrooms
- Garage and Parking
- Basement
- Character House with Period Features
- Two Receptions
- EPC RATING: E
- Council Tax: C



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

