



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Park View, Kettering NN16

"Belvedere House"

5 3 3



"Belvedere House"

Period architecture, striking features and wonderful park views are all hallmarks of the seriously impressive home. The substantial interior has a myriad of period features, the reception hall has mosaic tiled flooring, a sweeping staircase, the living room and dining room enjoy tall ceilings, ornate cornicing and elegant fireplaces, the breakfast room has bespoke shelving, the guest cloakroom/laundry room has period fittings and the kitchen/breakfast/family room has granite worksurfaces, select integrated appliances creating a fabulous social space overlooking the garden.

Upstairs the principal bathroom is designed in a boutique hotel theme, the five bedrooms are all substantial double sized rooms, two with an en-suite. The main bedroom with en suite, the third with vaulted ceilings and exposed timber. The exterior is equally as impressive, the foregarden is set behind brick walling and railings, a meandering pathway with box hedging leads to the front door, the rear garden has been landscaped arranged with easy care in mind, a summer house is ideal for home working or a garden retreat. Parkland walks and the picturesque band stand are on your doorstep.

Living Room - 4.22m x 4.11m (13'10" x 13'6")

Dining Room - 4.88m x 3.81m (16'0" x 12'6")

Breakfast Room/Snug - 3.94m x 3m (12'11" x 9'10")

Guest WC/Utility - 1.78m x 1.27m (5'10" x 4'2")

Kitchen Area - 3.63m x 3.33m (11'11" x 10'11")

Breakfast/Family Room - 5.94m x 5.66m (19'6" x 18'7")

Bedroom One - 4.95m x 4.22m (16'3" x 13'10")

Ensuite - 1.8m x 1.96m (5'11" x 6'5")

Bedroom Two - 4.24m x 3.45m (13'11" x 11'4")

Bedroom Three - 5.26m x 3.3m (17'3" x 10'10")

Bathroom - 3.68m x 2.01m (12'1" x 6'7")

Bedroom Four - 4.98m x 4.52m (16'4" x 14'10")

Bedroom Five - 4.14m x 4.01m (13'7" x 13'2")

Ensuite - 1.65m x 1.63m (5'5" x 5'4")

Summer House - 3.2m x 2.26m (10'6" x 7'5")





- Renovated stone work, making this a standout property
- Living Room and separate Dining Room with elegant period fireplaces
- Five substantial Double Bedrooms arranged over three floors
- Bespoke Summer House, ideal for those working from home
- EPC RATING: PENDING
- Striking Reception Hall with wonderful leaded windows, mosaic flooring
- Free flowing Kitchen/Dining/Family Room with granite worksurfaces
- Two Bedrooms with Ensuites and Main Bathroom
- A unique location with wonderful views of Rockingham Pleasure Park and Bandstand
- 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

