



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Wellington Works, Kettering, NN16

"Urban Sophistication"

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## "Urban Sophistication"

This exceptional home offers a stylish, contemporary interior with accommodation arranged over three floors situated in this architecturally impressive factory conversion. Tall ceilings, exposed brick elevations and timbers, as well as Colonial shutters to select windows add to the spacious feel of this seriously impressive home. Occupying a prime position, perfectly situated for easy access to local amenities, the development is accessed via electric gates leading to an allocated parking space, the communal garden is attractively presented, illuminated by night with a small, private garden area to the front. The well-planned interior features a bright living room with an impressive, vaulted ceiling occupying the whole of the top floor creating a sense of space, opening to designer kitchen equipped with modern appliances, sleek finishes and stainless steel worksurfaces and double doors to a Juliet balcony, commanding impressive roof top views. Two generous double bedrooms are arranged over two floors, with a stunning bathroom with roll top bath and separate shower enclosure, there is also an entrance hall and a useful utility room. A very special home!

**Kitchen/ Living Room** - 6.88m x 3.76m (22'7" x 12'4")

**Utility Room** - 1.78m x 1.24m (5'10" x 4'1")

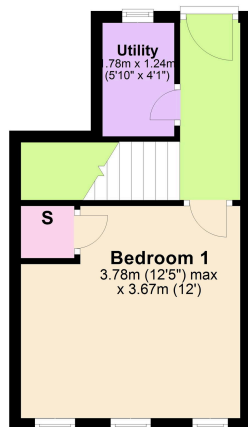
**Bedroom One** - 3.78m x 3.66m (12'5" x 12'0")

**Bedroom Two** - 3.76m x 2.77m (12'4" x 9'1")

**Bathroom** - 3.78m x 1.8m (12'5" x 5'11")

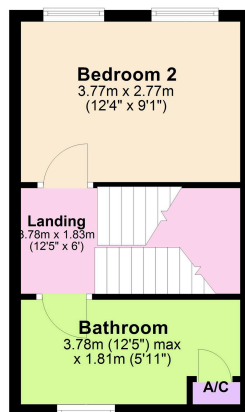


**Ground Floor**  
Approx. 22.7 sq. metres (244.5 sq. feet)

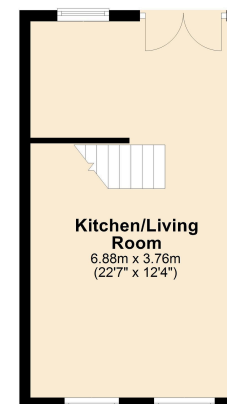


Total area: approx. 73.8 sq. metres (794.0 sq. feet)

**First Floor**  
Approx. 25.0 sq. metres (269.2 sq. feet)



**Second Floor**  
Approx. 26.0 sq. metres (280.2 sq. feet)



- Stunning free flowing Living/Dining/ Kitchen area
- Two Double Bedrooms
- Sensational Bathroom with Roll top bath and shower enclosure
- Secure Gated Entrance
- Gas Central Heating
- Utility Room
- Allocated Parking via electric gates
- Communal gardens illuminated by night
- Council Tax Band: C
- EPC Rating: D



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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