



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Cranford Road, Kettering NN15

"Wind in the Willows"

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## **"Wind in the Willows"**

A magnificent Willow tree compliments the wonderful gardens which adorn this extended Semi-detached home, occupying a significant plot in this most desirable setting. Ideally positioned with easy access to schooling, Wicksteed Park, Barton Hall, and the Red Lion in Cranford, while also benefiting from delightful countryside walks nearby. The flexible, versatile interior showcases spacious living accommodation including an entrance hallway, guest kitchen/breakfast room, living/dining room, snug/bedroom five, and a conservatory. The first floor presents four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and ensuite facilities. The accommodation could lend itself to multi-generational living, all of which is complimented by gas central heating and mostly UPVC double glazing. Outside, the deep frontage has a generous private driveway and single garage, the magnificent south-facing rear garden is complimented by an array of mature trees, with an outbuilding offering a wealth of options, the perfect space for outdoor living, child's play or an avid gardener. Come and see for yourself!

**Living Room** - 8.69m x 7.54m (28'6" x 24'9")

**Kitchen/Dining Room** - 6.93m x 3.38m (22'9" x 11'1")

**Conservatory** - 4.7m x 3.43m (15'5" x 11'3")

**Study** - 3.58m x 2.97m (11'9" x 9'9")

**WC** - 2.31m x 1.78m (7'7" x 5'10")

**Bedroom 1** - 5.31m x 5m (17'5" x 16'5")

**Ensuite** - 2.54m x 1.6m (8'4" x 5'3")

**Bedroom 2** - 3.63m x 3.48m (11'11" x 11'5")

**Bedroom 3** - 3.4m x 3.33m (11'2" x 10'11")

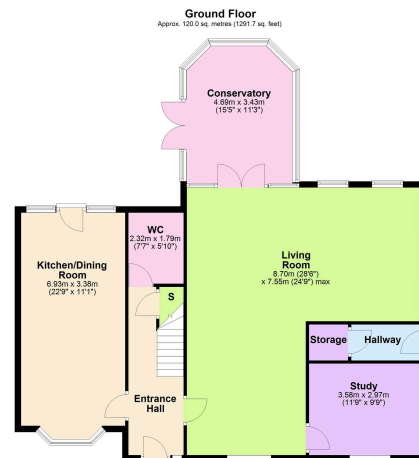
**Bedroom 4** - 2.34m x 1.85m (7'8" x 6'1")

**Bathroom** - 2.36m x 1.83m (7'9" x 6'0")

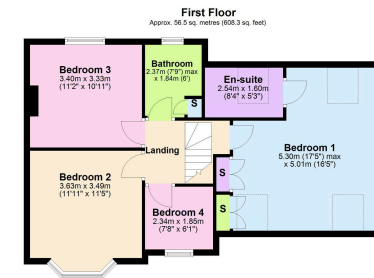




- Semi-detached
- Gas central heating
- Parking for multiple cars
- Council Tax: E
- Four Bedrooms
- Large plot size
- Single Garage
- EPC RATING: D



Total area: approx. 176.5 sq. metres (1900.0 sq. feet)



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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