



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Northfield Avenue, Kettering, NN16

"A Warm Welcome"

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"A Warm Welcome"

The inspiring interior of this period detached family residence can be admired in all its glory from the moment you step through the magnificent arched front door. Located on this ever popular and ultra-convenient road just a short distance from the town centre, mainline railway station, hospital and other amenities. The interior is finished to an exceptionally high standard and displays lovely period features throughout. The interior comprises entrance hallway with Travertine flooring extending to most of the ground floor, guest cloakroom, gorgeous kitchen/breakfast room complimented by the utility room, living room and dining room both with period fireplaces. Upstairs you will find the principle bathroom and four bedrooms, three of which are double in size and a study space on the landing. Outside the driveway provides off road parking in front of the single garage. The stunning gardens are in excess of 125ft with substantial patio area and mature plantings. A special family home that simply must be viewed.

Living room - 6.53m x 3.71m (21'5" x 12'2")

Dining Room - 3.66m x 3.96m (12'0" x 13'0")

Kitchen/Breakfast Room - 5.44m x 2.69m (17'10" x 8'10")

Utility - 1.65m x 1.6m (5'5" x 5'3")

Bedroom 1 - 3.96m x 3.66m (13'0" x 12'0")

Bedroom 2 - 4.24m x 3.73m (13'11" x 12'3")

Bedroom 3 - 3.61m x 2.62m (11'10" x 8'7")

Bedroom 4 - 2.57m x 2.51m (8'5" x 8'3")

Study - 2.62m x 2.39m (8'7" x 7'10")

Bathroom - 3.1m x 2.69m (10'2" x 8'10")

Garage - 3.3m x 2.79m (10'10" x 9'2")





Total area: approx. 164.7 sq. metres (1772.7 sq. feet)



- Gas Central Heating
- Substantial 125+ft Gardens
- Period Features
- Four Bedrooms
- High Specification
- Desirable Location
- Close To Amenities
- EPC RATING: D
- 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.

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