



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cranford Road, Kettering, NN15

Guide Price £1,200,000

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Grounds of Excitement – Developers / Investors

This detached residence occupies a significant plot in excess of 2.5 Acres situated on this most prestigious road. Representing an exciting opportunity for an investor/developer with potential for an exclusive development, subject to planning permission. The existing home also offers potential, having been extended with a versatile interior to comprise an entrance hallway, substantial living room, kitchen/breakfast room, formal dining room, study/snug, four double bedrooms and principal bathroom. In addition, there is extensive loft space with two further rooms and a bathroom. The town centre, Wicksteed Park, A14 and mainline railway are all within easy reach adding to the desirability of the setting. Documents are available relating to previous outline planning enquiries as well as detail on tree preservation order restrictions. Viewing is strictly by appointments, for further details or to arrange a viewing, please contact a member of our team on 01536 417888.

Dining Room - 6.3m x 3.38m (20'8" x 11'1")

Study - 3.73m x 3.58m (12'3" x 11'9")

Kitchen/Dining Room - 5.69m x 5.26m (18'8" x 17'3")

Bedroom 1 - 3.96m x 3.68m (13'0" x 12'1")

Bedroom 2 - 4.24m x 3.78m (13'11" x 12'5")

Bedroom 3 - 4.88m x 2.46m (16'0" x 8'1")

Bedroom 4/Family Room - 6.02m x 3.78m (19'9" x 12'5")

Bathroom - 3.51m x 1.75m (11'6" x 5'9")

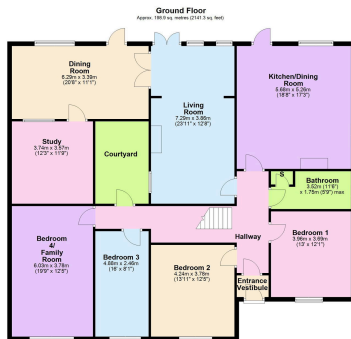
Loft 1 - 4.27m x 3.84m (14'0" x 12'7")

Loft 2 - 2.74m x 2.29m (9'0" x 7'6")

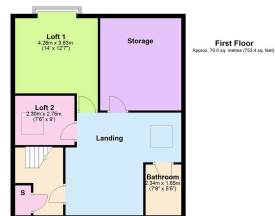
Storage - 4.27m x 3.73m (14'0" x 12'3")

Bathroom - 2.34m x 1.65m (7'8" x 5'5")





Total area: approx. 268.9 sq. metres (2894.7 sq. feet)



- Huge Development Potential
- Over 2.5acre Plot
- Substantial Main Residence
- In/Out Driveway
- Double Garage
- Ideal Location
- EPC RATING: PENDING
- COUNCIL TAX: G



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

