



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Queensberry Road, Kettering NN15

"An Architectural Inspiration"

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## "An Architectural Inspiration"

This significant Victorian residence believed to date back to Circa 1884, offers a magnificent array of inspirational architectural and period features. The central location offers ultra-convenient access to Kettering mainline railway linking directly with St Pancras International in under an hour. Features include bay windows, detailed stained glass, tall ceilings with cornicing, stunning fireplaces, curved walls and sweeping staircase with carved balustrading. The grand scale of the accommodation is impressive with an entrance vestibule, reception hall, formal dining room with elegant fireplace, substantial living room, kitchen/breakfast/family room with a quite exceptional picture window providing the ideal vantage point to admire the generous walled gardens. A laundry room, guest cloakroom and cellar compliment the floorplan. Upstairs the enormous landing leads to a shower room and well-appointed principal bathroom and five very good sized bedrooms. Outside the grounds include a private driveway, single garage, mature foregarden and the wonderful manicured private rear garden defies the urban location.

**Living Room** - 6.5m x 5.05m (21'4" x 16'7")

**Dining Room** - 4.52m x 3.94m (14'10" x 12'11")

**Kitchen** - 3.91m x 2.72m (12'10" x 8'11")

**Breakfast/Family Room** - 3.94m x 3.86m (12'11" x 12'8")

**Utility Room** - 4.32m x 2.72m (14'2" x 8'11")

**WC** - 0.91m x 0.91m (3'0" x 3'0")

**Bedroom One** - 4.57m x 3.99m (15'0" x 13'1")

**Bedroom Two** - 4.88m x 4.24m (16'0" x 13'11")

**Bedroom Three** - 3.96m x 3.94m (13'0" x 12'11")

**Bedroom Four** - 4.24m x 3m (13'11" x 9'10")

**Bedroom Five** - 2.11m x 2.11m (6'11" x 6'11")

**Shower Room** - 1.98m x 1.96m (6'6" x 6'5")

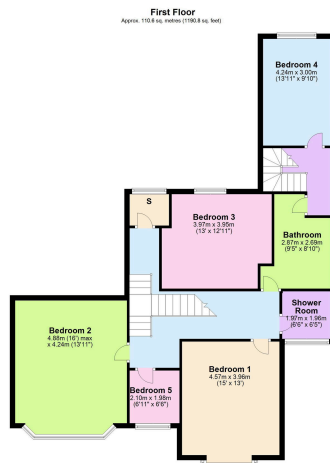
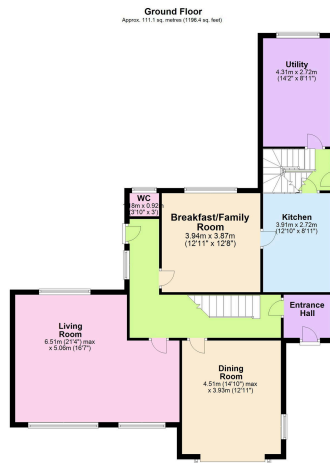
**Bathroom** - 2.87m x 2.69m (9'5" x 8'10")

**Cellar Room One** - 4.29m x 3.07m (14'1" x 10'1")

**Cellar Room Two** - 3.68m x 2.69m (12'1" x 8'10")

**Garden Store** - 4.01m x 3.02m (13'2" x 9'11")





- Victorian Residence
- Five Bedrooms
- Three Reception Rooms
- Parking for Three/Four Cars
- Wonderful Gardens
- Cellar
- EPC RATING: F
- 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.

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

