



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Park View, Kettering, NN16

"Traditional with a Modern Twist"

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"Traditional with a Modern Twist"

This exceptional Victorian bay fronted home enjoys a myriad of impressive Victorian features fused with an array of modern enhancements, a stunning open aspect to the front over Rockingham Pleasure Park with tree lined boulevard and Victorian band Stand. The rarity of this home is a double detached garage accessed via an electric door complete with generous room above perfect for those working from home. The entrance porch leads to the vast living room enjoying the warmth of a wood burner, the bay window providing the perfect, cosy vantage point from which to admire the view, the versatile dining room/snug with roof lantern has doors leading to the rear garden, and flows to the kitchen which is fitted with a range of bespoke units with Oak style and granite work surfaces, the perfect social space. Upstairs, the landing leads to the principal shower room and three double bedrooms, the master enjoying a beautiful refitted en suite with a feature roll top bath and shower enclosure, the second floor offers a further double bedroom. The garden has been landscaped to include a natural stone patio and decking area, lawn and a range of colourful planted borders, a pathway leads to the double garage, and the walled fore garden is accessed via a gate. The location benefits from not only the park, but the respected Park Road primary school, a local Co-Op store is a short walk away and town centre and mainline railway are a short walk away.

Kitchen/Utility Room - 3.28m x 3.28m (10'9" x 10'9")

Kitchen - 2.67m x 2.97m (8'9" x 9'9")

Dining Room/Snug - 4.04m x 5.44m (13'3" x 17'10")

Living Room/Dining Room - 7.44m x 4.72m (24'5" x 15'6")

Bedroom 1 - 5.84m x 3.58m (19'2" x 11'9")

Ensuite - 2.69m x 1.8m (8'10" x 5'11")

Bedroom 2 - 3.63m x 3.96m (11'11" x 13'0")

Bedroom 3 - 5.18m x 3.05m (17'0" x 10'0")

Shower Room - 2.16m x 1.98m (7'1" x 6'6")

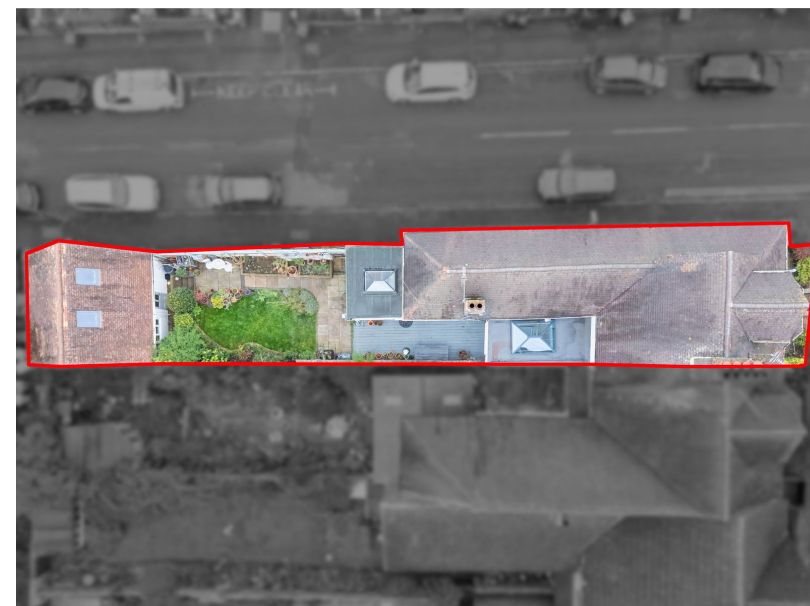
Bedroom 4 - 4.83m x 3.86m (15'10" x 12'8")

Games Room/Office - 2.97m x 5.36m (9'9" x 17'7")





- Gas Central Heating
- Extended
- Sought After Location
- Generous Proportions
- COUNCIL TAX: D
- Partial Double Glazing
- Semi-Detached Town House
- Period Features
- Detached Double Garage with Room Above
- EPC RATING: 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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