



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Lancaster Road, Kettering, NN16

"Attention to Detail"

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## "Attention to Detail"

Is evident throughout this impressive period bay fronted semi-detached home located on this ultra-convenient road just a short walk from the town centre and local amenities and with the railway station, hospital and link roads just a short distance away. The greatly improved interior has been thoughtfully improved and enhanced to an exacting standard to include entrance hallway, bay fronted living/dining room enjoying the warmth of a wood burner, designer kitchen complimented by the utility room and guest cloakroom. Upstairs you will find two generous double bedrooms and a stunning high quality bathroom fitted with free standing bath and separate glass shower enclosure. Outside the gardens have been beautifully landscaped and provide the perfect space for summer entertaining. A special home that simply must be viewed. Call us to arrange a private viewing today.

**Kitchen** - 3.51m x 2.44m (11'6" x 8'0")

**Utility Room** - 1.5m x 1.55m (4'11" x 5'1")

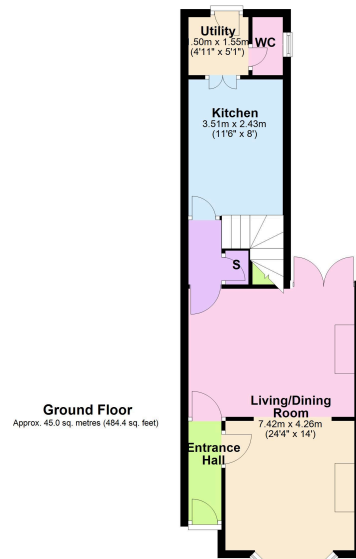
**Bedroom 1** - 0.28m x 3.99m (0'11" x 13'1")

**Bedroom 2** - 3.3m x 3.3m (10'10" x 10'10")

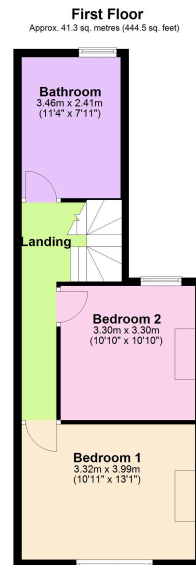
**Bathroom** - 3.45m x 2.41m (11'4" x 7'11")







Total area: approx. 86.3 sq. metres (928.8 sq. feet)



- Renovated to an exceptional standard
- Ultra-convenient location
- Two double bedrooms
- Landscaped gardens
- COUNCIL TAX: A
- Spacious interior
- Log burner
- Gorgeous bathroom
- Utility room
- EPC RATING: D



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.

