



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Gipsy Lane, Kettering

"Roseholme"

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"Roseholme"

This quite exceptional detached residence is located on this desirable, tree lined Lane in Kettering just a short distance from the mainline railway station, general hospital and town centre. The significant plot is accessed via a private driveway with parking for six cars. The generous south facing garden is beautifully kept with manicured lawns, various seating areas and colourful plantings. The substantial interior has been finished to the highest standard and comprises entrance hallway, living room with multi-fuel burner leading to the garden room overlooking the garden.

The modern fitted kitchen with Granite worksurfaces, flows to the formal dining room, study, guest cloakroom and boot room complete the ground floor. Upstairs you will find the family bathroom and two generous double bedrooms, the master with additional dressing room. There has in the past been planning approval for an extension. **An outstanding home that is sure to impress!**

Living Room - 4.9m x 3.58m (16'1" x 11'9")

Dining Room - 4.17m x 3.15m (13'8" x 10'4")

Kitchen - 4.39m x 2.51m (14'4" x 8'2")

Conservatory - 3.89m x 3.23m (12'9" x 10'7")

Study - 7.44m x 1.7m (24'4" x 5'6")

WC - 1.37m x 0.76m (4'5" x 2'5")

Store/Lobby - 7.24m x 1.45m (23'9" x 4'9")

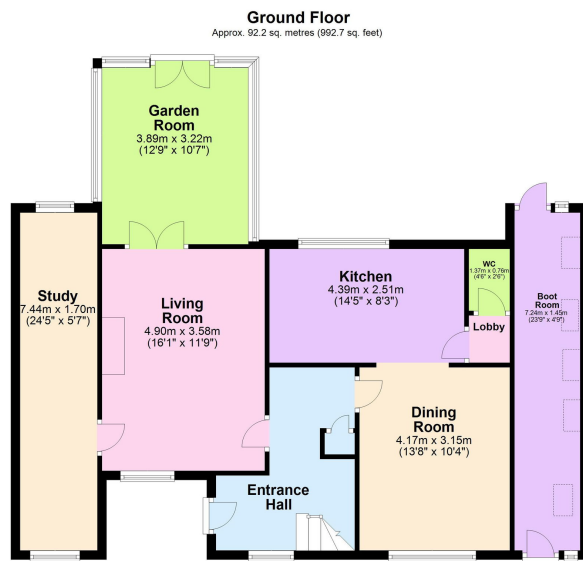
Bedroom One - 5.89m x 3.56m (19'3" x 11'8")

Dressing Room - 5.28m x 1.78m (17'3" x 5'10")

Bathroom - 3.33m x 2.06m (10'11" x 6'9")

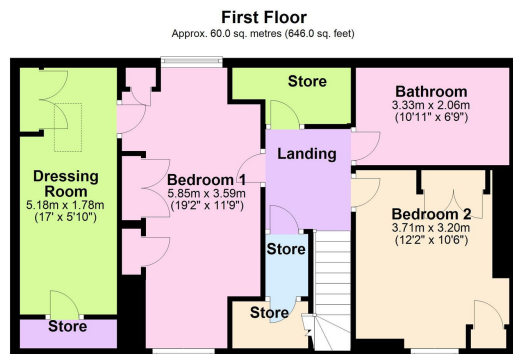
Bedroom Two - 3.68m x 3.2m (12'0" x 10'5")





Total area: approx. 152.2 sq. metres (1638.7 sq. feet)

- Gas central heating and UPVC double glazing
- Kitchen with granite worksurfaces flowing to the Dining Room
- Living Room with woodburner which opens to the Garden Room.
- Study which could be an occasional bedroom.
- Two stunning double Bedrooms, one with dressing area/occasional Bedroom
- Fabulous plot with beautifully kept gardens
- Previously had Planning Approval for Extension, now expired
- 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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