

# HENDERSON CONNELLAN

ESTATE AGENTS

Park View, Kettering NN16

“A Substantial Period Home With A View”

## "A Substantial Period Home With A View"

Enjoy stunning views of the pleasure park and Victorian Band Stand from this spacious and character-filled home, thoughtfully arranged over three floors. Local schools and amenities are conveniently close by, making this an ideal setting for a balanced lifestyle. The property benefits from gas central heating and UPVC double-glazed windows throughout. Upon entering, an inviting hallway features beautiful stained-glass windows, living room with a bay window, kitchen/breakfast room, formal dining room, family room and downstairs shower room. In addition there is a substantial laundry room located behind the kitchen. Upstairs, the accommodation offers five bedrooms over two floors. Four are comfortable doubles, and the fifth can easily accommodate a double bed if required. Most bedrooms benefit from built-in wardrobes and individual wash hand basins. One top-floor room also includes a WC and access to valuable eaves storage you will also find a family bathroom on the first floor. Outside there is off road parking on the block paved driveway and the large gardens are beautifully landscaped and meticulously maintained.

**Living Room** - 3.91m x 3.68m (12'10" x 12'1")

**Dining Room** - 3.91m x 3.63m (12'10" x 11'11")

**Family Room** - 3.89m x 3.61m (12'9" x 11'10")

**Bathroom** - 2.11m x 1.35m (6'11" x 4'5")

**Kitchen/Breakfast Room** - 5.54m x 2.29m (18'2" x 7'6")

**Laundry Room** - 3.86m x 2.41m (12'8" x 7'11")

**Bedroom One** - 3.99m x 3.66m (13'1" x 12'0")

**Bedroom Two** - 3.91m x 3.68m (12'10" x 12'1")

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

**Bathroom** - 2.41m x 1.4m (7'11" x 4'7")

**Bedroom Four** - 3.45m x 3.33m (11'4" x 10'11")

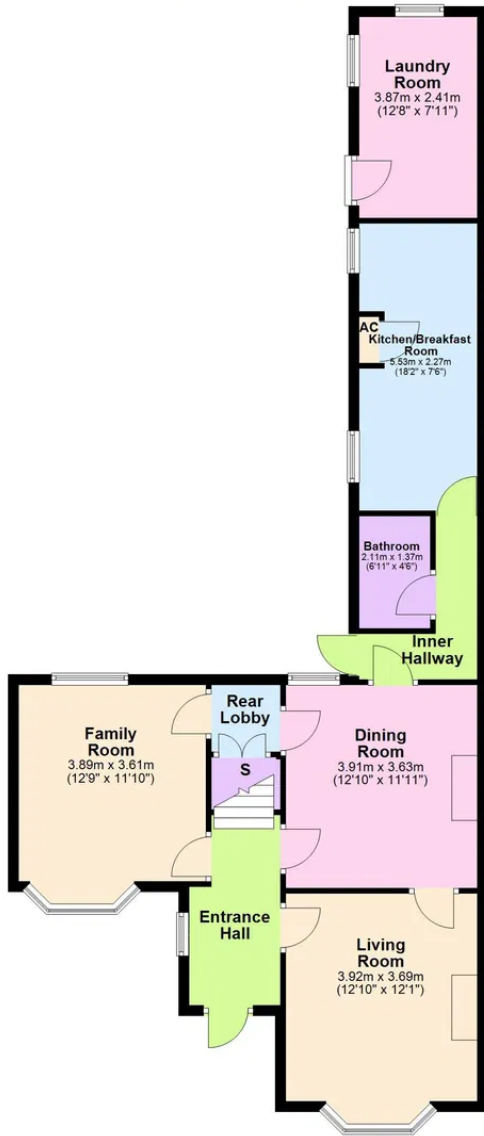
**Bedroom Five** - 3.02m x 2.84m (9'11" x 9'4")

**EPC RATING: PENDING COUNCIL TAX: C**





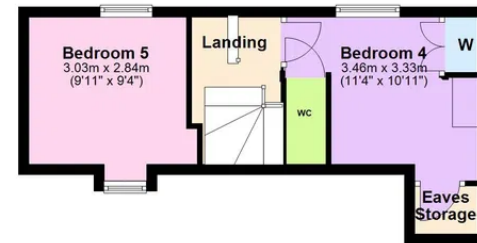
**Ground Floor**  
Approx. 83.5 sq. metres (899.0 sq. feet)



**First Floor**  
Approx. 52.7 sq. metres (567.1 sq. feet)



**Second Floor**  
Approx. 28.2 sq. metres (303.6 sq. feet)



Total area: approx. 164.4 sq. metres (1769.7 sq. feet)

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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.

