



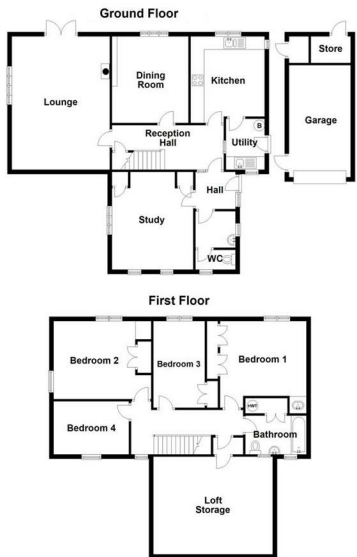
HOW TO GET THERE

From Kettering town centre proceed in a southerly direction along the London Road to the junction of the A509 Pychley Road and turn right signposted towards Wellingborough along the A509. Continue through Kettering Business Park to the junction 9 of the A14 and take the second exit. Continue along the A509 signposted towards Wellingborough. At the next mini roundabout carry straight on and then enter the village of Isham along the Kettering Road where the property stands on the right hand side.

RESTRICTIVE CONVENANTS

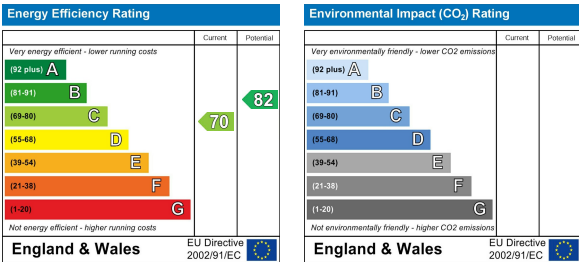
- 1. Not to call the property by any name that implies it is owned or occupied by the incumbent of the parish including but not limited to using the words 'vicarage' and 'rectory'
- 2. Not to use the property for the sale of alcohol including aa a public house or hotel
- 3. Not to do anything which causes a nuisance to the minister conducting divine service in the church
- 4. Not to use the property other than as a single private dwelling

DOIRG14072025/0123



Not to scale. For illustrative purposes only

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3a Kettering Road, Isham, Kettering, NN14 1HQ



Asking Price £525,000 Freehold

This spacious modern detached former parsonage house stands in an elevated position in extensive lawned gardens of approximately 0.4 of an acre in the heart of this very popular east Northamptonshire village. The four bedroomed interior includes three spacious reception rooms, a kitchen, utility room and cloakroom together with family bathroom and a detached single garage with store and ample gated private off road parking space. The property offers potential for refurbishment and possible extension subject to planning permission.

3a Kettering Road, Isham, Kettering, NN14 1HQ

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

6'8 x 6'4

Approached through a glazed door beneath a canopy porch this hall has a parquet floor and inner screen and door leading to the ground floor accommodation and a further door leads to:-

CLOAKROOM

8'3 x 5'10

With a white suite of pedestal wash basin and WC.

STUDY

14'6 x 12'3

Also with parquet flooring and with casement windows to the side there are two fitted cupboards and a supplementary electric heater.



INNER HALLWAY

16'8 x 6'6

Housing the stairs rising to the first floor with under stairs storage there are doors leading to:-

LOUNGE

20'0 x 14'8

With a stone feature fireplace with cast iron stove standing on a paved hearth, this room has parquet flooring, four casement window to the rear elevation and a door leads to the rear garden.

DINING ROOM

13'0 x 11'5

With three casement window overlooking the rear garden.



KITCHEN

11'10 x 11'0

Fitted with floor and wall cabinets with laminated working surfaces and one and a half bowl sink unit, there is a Cookworks electric cooker, plumbing for automatic washing machine, housing for a fridge and windows to the side and rear elevations. A door leads to:-



UTILITY ROOM

7'7 x 5'10

Also with floor and wall cabinets, stainless steel sink unit, there is plumbing for automatic washing machine and point for a tumble dryer. A glazed door leads to the side pedestrian access also leading to the garage.

FIRST FLOOR

LANDING

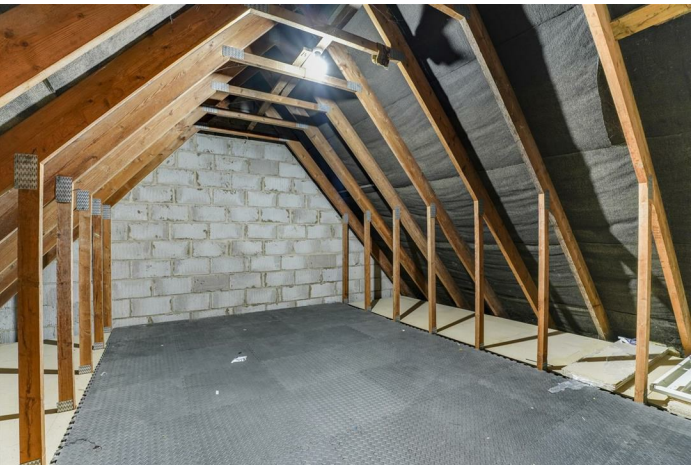
16'10 x 6'6

With a roof void access hatch and walk in closet with door leading to:-

LOFT ROOM

14'8 x 10'0

With a light connected this room could be converted to create a fifth bedroom subject to planning permission.



BEDROOM ONE

12'9 x 11'3

With a three casement window to the rear elevation and two casement window to the side. This room has a vanity wash basin with cupboards under and shaver socket and light over. There is a range of fitted wardrobes to one wall.



BEDROOM TWO

12'10 x 11'8

Built in wardrobe with shelving and hanging space and two casement window to the side and rear elevations.



BEDROOM THREE

13'1 x 7'9

With built in wardrobes with shelving and hanging space and cupboard over, there is a window overlooking the rear garden.

BEDROOM FOUR

11'3 x 7'10

Secondary double glazed window to the front elevation.

FAMILY BATHROOM

9'2 x 5'10

Comprising a white suite of panelled bath, pedestal wash basin and WC. There is a Mira shower over the bath and an airing cupboard with hot water cylinder and slatted shelving. There are ceramic tiled splash areas and windows to the front elevation.



OUTSIDE

The house stands in an elevated position approached through wrought iron gates set within a stone boundary wall surmounted by mature shrubs and small trees. The private driveway is laid to tarmac and leads to a parking/turning area in front of the house and the detached garage.



GARAGE

16'10 x 8'6

With a pitched roof and an up and over door there is a personal door to the side and there are light and power connections. There is a built in garden store to the rear of the garage.

REAR GARDEN

With pedestrian access from either side of the house, the rear garden is largely laid to lawn and is of extensive proportions facing in a south westerly direction. The boundaries are of stone walling and post and wire fencing and there are a number of mature specimen trees including Ash and Sycamore. The gardens are overgrown in part and include a timber garden store.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from an Ideal Logic Max gas fired boiler also providing domestic hot water.

COUNCIL TAX

North Northamptonshire Council - Band F

LOCAL AMENITIES

Within the village of Isham is St Peters Parish Church, the Lilacs Public House, a convenience store and the Isham CEVA Primary School. Kettering and Wellingborough train stations are within easy reach with direct rail services to London St Pancras International in under an hour. Isham Cricket Club is situated on the outskirts of the village and plays in the Northamptonshire County League.

For further information on viewing call 01604 230222