

HENDERSON CONNELLAN

ESTATE AGENTS



Beatrice Road, Kettering

"Classic Lines"

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Are evident throughout this established, extended detached home occupying a lovely plot on this sought after road to the North end of Kettering. Having been modernised and updated yet still retaining many of its original period features, the interior includes an entrance porch, entrance hall with Oak style flooring and sweeping stairway, guest cloakroom, versatile dining room/snug with bay window and stunning fireplace as well as the living room also with a feature fireplace and doors to the garden. The generous kitchen/breakfast room has an integrated double oven and hob, there is a separate utility room and a shower room, the garage is used as a hobby room/study and could be converted to a fourth bedroom/annexe area (Subject to planning and building regulation approval). Upstairs, there are three double bedrooms and a generous principal bathroom. Gas central heating and UPVC double glazing completes the inside. Outside, there is a private block paved driveway with parking for two cars leading to the up-and-over door of the garage, the substantial, private south-facing garden enjoys a mature feel with natural stone patio perfect for outdoor living, a generous lawned area, a variety of fruit trees providing summer shade, as well as shrubs and established planting. The location is super convenient, the town centre, mainline railway, General Hospital and a wealth of amenities all within easy reach.

Living Room - 4.72m x 3.58m (15'6" x 11'9")

Dining Room - 3.58m x 3.28m (11'9" x 10'9")

Kitchen/Breakfast Room - 6.86m x 2.97m (22'6" x 9'9")

Utility Room - 3.48m x 2.95m (11'5" x 9'8")

Shower Room - 1.98m x 1.4m (6'6" x 4'7")

Study/Snug - 5.33m x 3.05m (17'6" x 10'0")

WC - 1.73m x 0.84m (5'8" x 2'9")

Bedroom One - 4.24m x 3.58m (13'11" x 11'9")

Bedroom Two - 3.94m x 3.58m (12'11" x 11'9")

Bedroom Three - 3m x 2.97m (9'10" x 9'9")

Bathroom - 2.97m x 2.21m (9'9" x 7'3")

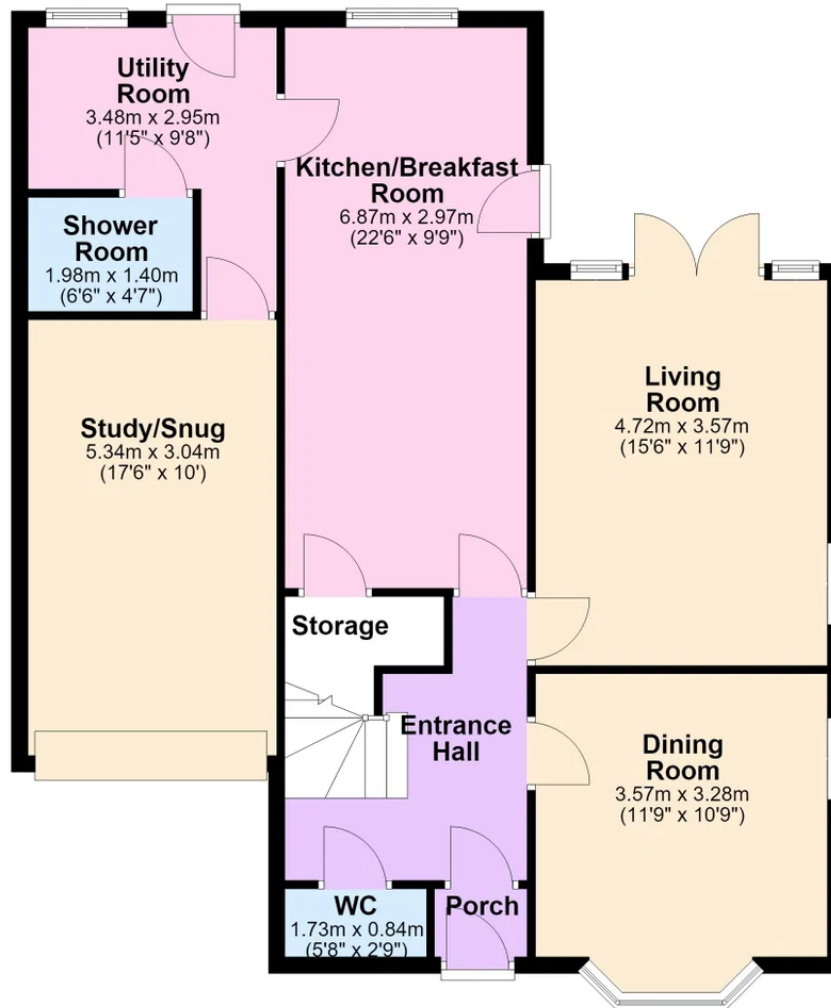
- Annex Potential with Garage Conversion and Shower Room
- Three Double Bedrooms
- Open Plan Kitchen/Breakfast Room with Seperate Dining Room
- Off Road Parking for Two cars
- Large South Facing Private Garden
- EPC RATING: PENDING
- COUNCIL TAX: D
- Tenure: Freehold





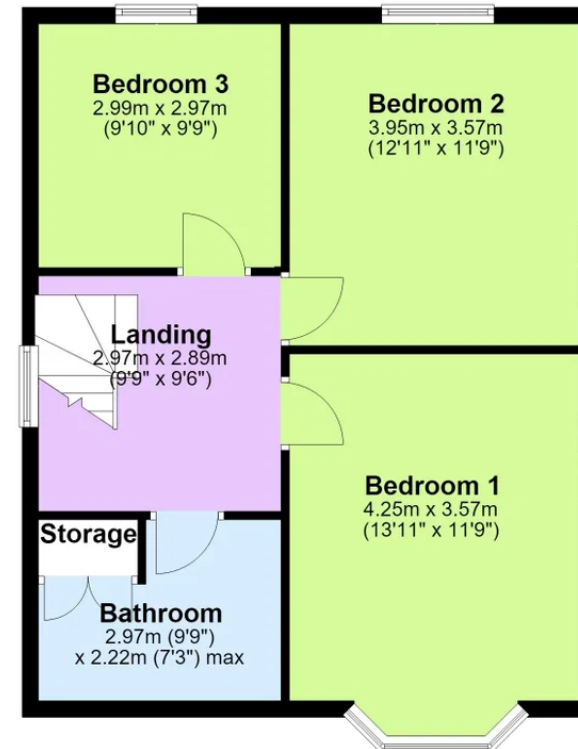
Ground Floor

Approx. 93.9 sq. metres (1010.7 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.5 sq. feet)



Total area: approx. 149.2 sq. metres (1606.1 sq. feet)