

# HENDERSON CONNELLAN

ESTATE AGENTS

Stamford Road, Kettering NN16

"Hillholme House: Victorian Charm Meets Modern Living"

## "Hillholme House: Victorian Charm Meets Modern Living"

Nestled in an ultra-convenient location on Stamford Road, this beautifully presented four-bedroom terraced house perfectly blends period character with contemporary comforts. Enjoy spacious and versatile living areas, ideal for both relaxed family life and entertaining. The property welcomes you with an inviting entrance hallway, the heart of the home is a delightful dual-aspect living/dining room, bathed in natural light from its bay window and enhanced by a decorative fireplace. The kitchen is well-appointed and complimented by a versatile breakfast/utility room. Arranged over two floors, the upper levels host four comfortable double bedrooms and the family bathroom is elegantly fitted. Outside, the frontage is enclosed by a low-level wall and picket style wooden fence, entered through a wooden gate. The rear garden has been thoughtfully designed for low maintenance, featuring a generous patio seating area perfect for summer entertaining. You will also find a brick outbuilding to the rear, complete with electricity and lighting, offers excellent storage or potential for a home office.

**Living Room** - 3.61m x 3.07m (11'10" x 10'1")

**Dining Room** - 3.99m x 3.68m (13'1" x 12'1")

**Breakfast Room** - 3.33m x 2.67m (10'11" x 8'9")

**Kitchen** - 3.45m x 2.54m (11'4" x 8'4")

**Bedroom One** - 4.65m x 3.63m (15'3" x 11'11")

**Bedroom Two** - 3.66m x 2.92m (12'0" x 9'7")

**Bedroom Three** - 3.86m x 2.72m (12'8" x 8'11")

**Bathroom** - 1.75m x 1.73m (5'9" x 5'8")

**Bedroom Four** - 4.42m x 3.35m (14'6" x 11'0")

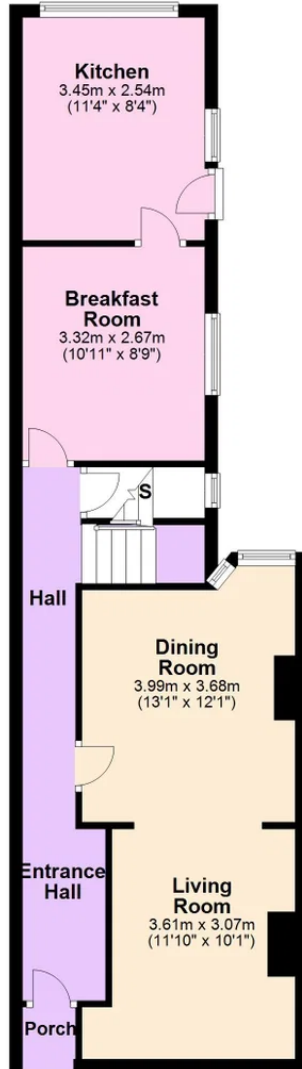
- Terraced House
- Beautifully Presented Throughout
- Ultra-Convenient Location
- Four Double Bedrooms
- Versatile Reception Areas
- Low-Maintenance Gardens
- Brick Outbuilding
- EPC RATING: D
- COUNCIL TAX: B
- Tenure: Freehold





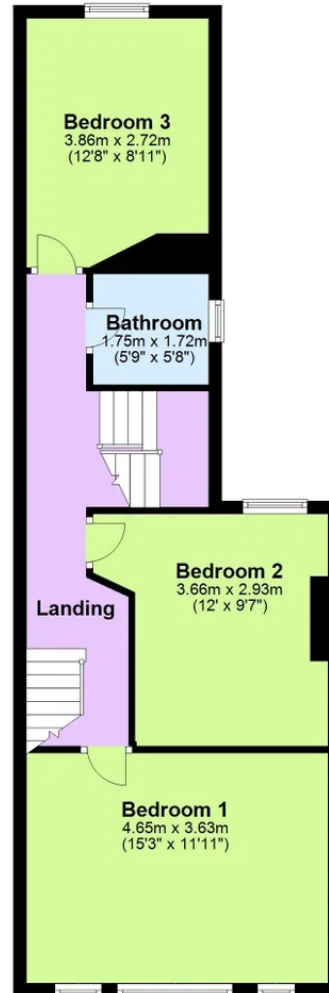
### Ground Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



### First Floor

Approx. 55.5 sq. metres (597.1 sq. feet)



### Second Floor

Approx. 12.1 sq. metres (130.0 sq. feet)



Total area: approx. 121.6 sq. metres (1308.4 sq. feet)



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