

# HENDERSON CONNELLAN

ESTATE AGENTS

Wellingborough Road, Isham NN14

"Views, Glorious Views"

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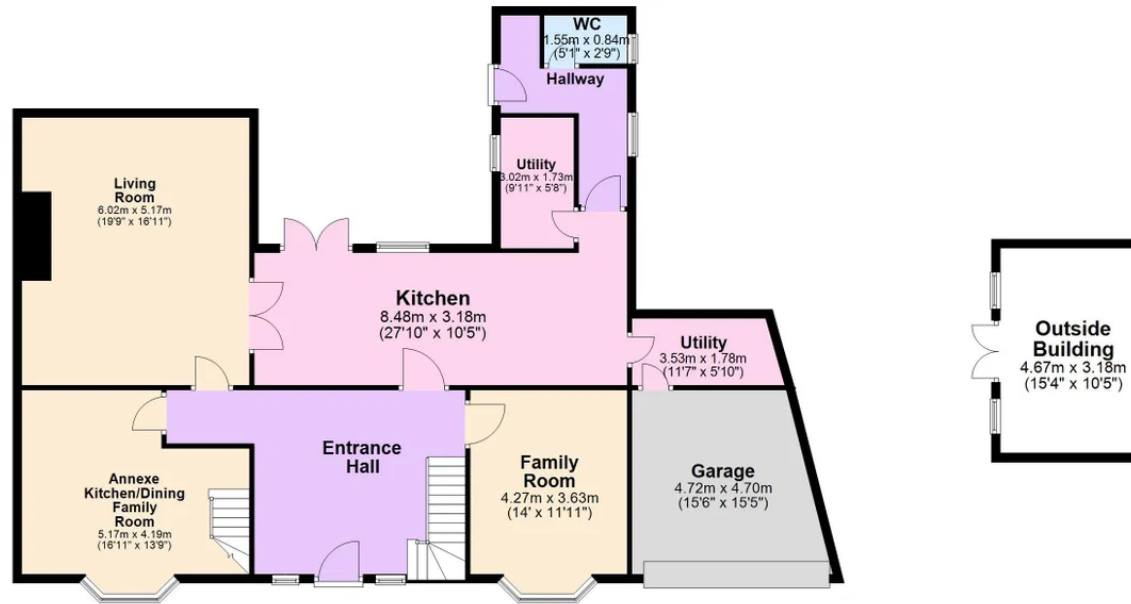
This exceptional detached home is situated in the extremely sought after Northamptonshire village of Isham, which offers a public house, primary school and lovely rural walks. The location also means that Wellingborough and Kettering mainline railway stations are a short drive away with access to London St Pancras in less than an hour. The generous accommodation is versatile, with the option of an annexe, all of which benefits from gas central heating and UPVC double glazed windows. The interior comprises of substantial reception hall with period style fireplace, bespoke period pine kitchen/dining/family room, a fabulous living room with feature fireplace, utility area and guest cloakroom. There is a flexible reception room which can be used as an annexe with its own staircase to a bedroom above if desired. Upstairs you will find the family bathroom and five further generous bedrooms, three of the rooms with an ensuite. Outside the property is complimented by well-maintained gardens with the frontage benefiting from private parking for five cars on a private drive leading to a double garage, and a well-kept enclosed garden. A very impressive home!

- Detached Property
- Stunning Countryside Views
- Annexe - Extension (built 2003/2004) built and signed off. Fully insulated, cavity walls and underfloor insulation in line with building regulations
- Substantial Room Sizes
- Private Gardens
- In/Out Driveway and Garage
- Six Bedrooms
- Three En-Suites
- EPC RATING: D
- COUNCIL TAX: E
- **Tenure:** Freehold

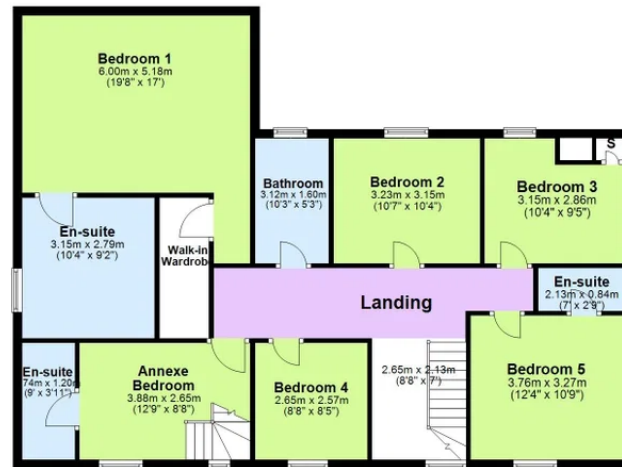




**Ground Floor**  
Approx. 170.2 sq. metres (1832.3 sq. feet)



**First Floor**  
Approx. 117.2 sq. metres (1261.5 sq. feet)



Total area: approx. 287.4 sq. metres (3093.8 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.

