

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
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NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Total floor area: 223.9 sq.m. (2,410 sq.ft.)
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33 Gipsy Lane, Kettering, NN16 8TY
Guide price £750,000



A rare opportunity to purchase this beautiful five/six-bedroom 1930s detached family home, situated on the highly desirable tree-lined Gypsy Lane, within close proximity to Kettering General Hospital, Kettering Midland Mainline Railway Station, shops, schools and other local amenities.

The property has been much improved by its current owners and offers substantial and versatile accommodation arranged over three floors. Benefits include UPVC double glazing, gas radiator central heating throughout, three reception rooms, a recently refitted bespoke handmade kitchen/breakfast room, en-suite facilities to two of the principal bedrooms, beautifully landscaped rear garden, double garage and off-road parking for numerous vehicles. The property is offered for sale in excellent decorative order throughout.

The property is entered via an entrance porch which opens into the spacious and welcoming entrance hall, with stairs rising to the first-floor landing and access to the ground-floor WC.

The formal dining room features a bay window to the front elevation together with attractive period features including picture rails and corning.

The impressive extended lounge provides a wonderful space for entertaining and relaxing, featuring Oak flooring, a wood-burning stove and patio doors opening directly onto the rear garden.

At the heart of the home is the superb open-plan extended kitchen/breakfast/family room. The recently refitted bespoke handmade kitchen comprises an extensive range of eye and base-level units complemented by quartz work surfaces and a selection of quality integrated appliances, including Fisher & Paykel appliances, Neff double oven and wine fridge. Bi-fold doors open to the rear garden. From the kitchen there is access to the utility room, which in turn provides further access to the versatile gym/playroom.

The first-floor landing provides access to four generous double bedrooms and the family bathroom. Two of the principal bedrooms benefit from spacious, recently refitted en-suite shower rooms. Stairs from the first-floor landing rise to the second floor, where there are two further versatile rooms, suitable for use as additional bedrooms, home office/study or hobby rooms.

Externally, the beautifully established rear garden is predominantly laid to lawn with mature tree and shrub borders, enclosed by timber-panel fencing. A paved patio provides an ideal outdoor seating and entertaining area, while a courtesy door gives access to the double garage.

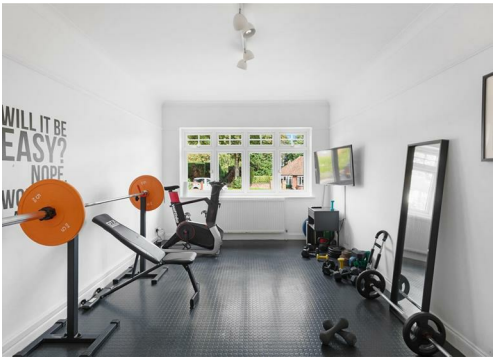
The double garage which has electric, benefits from an up-and-over door and provides excellent additional parking and storage.

To the front, the property enjoys an attractive cobble-block-paved driveway with established hedge borders and gated side access, providing off-road parking for approximately four to five vehicles.

This exceptional 1930s family home combines substantial accommodation, period character and modern improvements in one of Kettering's most desirable residential locations.

The property is offered for sale in excellent order throughout. Call to arrange your viewing.

COUNCIL TAX BAND - F
EPC RATING - T.B.C



Lounge

17'1" x 11'8" (5.23 x 3.56)

Dining Room

12'4" x 9'0" (3.76 x 2.76)

Kitchen / Breakfast Room

18'8" x 13'5" (5.69 x 4.09)

Utility Room

11'2" x 5'8" (3.41 x 1.75)

Snug

11'10" x 10'6" (3.63 x 3.21)

Bedroom 1

17'1" x 10'10" (5.23 x 3.31)

Ensuite

6'6" x 5'10" (2.00 x 1.78)

Bedroom 2

13'5" x 11'8" (4.11 x 3.56)

Dressing Room

8'0" x 3'9" (2.44 x 1.15)

Ensuite

6'11" x 5'10" (2.11 x 1.78)

Bedroom 3

11'10" x 11'8" (3.63 x 3.56)

Bedroom 4

12'3" x 8'11" (3.75 x 2.72)

Bathroom

8'7" x 5'10" (2.64 x 1.78)