



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Broadway, Kettering, NN15

"Commuter Hub"

3 1 2



## "Commuter Hub"

This sensational Victorian bay fronted town house is situated on tree lined Broadway, only a moments walk from the Restaurant/Cultural Quarter, local schools, amenities and with the mainline railway the latter connecting with London St Pancras International in under an hour. The beautiful interior offers period proportions and features coupled with a stylish high specification finish. The entrance hall leads to a generous dining area which free flows to the living room with bay window and wood burner, the stunning designer kitchen features specialist lighting, an integrated oven and hob and access to the cellar offering useful storage or the option to convert to accommodation. Upstairs the generous light filled landing connects with three generous bedrooms and a fabulous bathroom. The gardens are substantial and has been beautifully landscaped and maintained. A sensational home that simply must be viewed. Call us to arrange a private viewing today.

- Gas central heating
- Entrance hallway with stairs rising to stairs, pine interior doors to:
- Dining room, is a versatile space providing formal dining options, opening to:
- Living room: with a bay window and attractive inbuilt clear glass wood burner.
- Kitchen - with a range of base and eye level units, single bowl and drainer sink with mono bloc tap inset to oak work surfaces, integrated oven, five ring electric hob with extractor, integrated dishwasher, and space for fridge freezer, washing machine and tumble dryer (appliances are negotiable), ceramic tiled splash backs, flooring and door to the cellar.
- Upstairs there is a split level light filled landing, a generous size, with space ideal as a home working area. There are three bedrooms, two of which are double in size, with bedroom three being a generous single. Bedrooms one and two benefiting from attractive feature exposed floorboards.
- Bathroom suite comprising low-level WC, freestanding bath with shower attachment, walk in double shower with glass screen enclosure, pedestal wash hand basin with mono bloc tap, ceramic tiled splash backs and flooring.

The frontage is well kept with low level red brick walling, and pathway leading to the front door. The rear garden is an excellent size and has been well kept with several seating areas with the majority laid to lawn with attractive trees and shrubbery. The garden also benefits from a large timber shed. The neighbouring properties have right of access through for bin access.

**Kitchen/Breakfast Room** - 5.18m x 2.39m (17'0" x 7'10")

**Living Room** - 3.66m x 3.07m (12'0" x 10'1")

**Dining Room** - 3.43m x 3.07m (11'3" x 10'1")

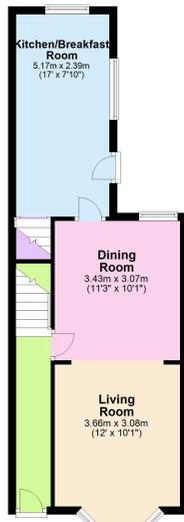
**Bedroom 1** - 3.66m x 3.25m (12'0" x 10'8")

**Bedroom 2** - 3.61m x 3.48m (11'10" x 11'5")

**Bedroom 3** - 2.72m x 2.36m (8'11" x 7'9")



**Ground Floor**  
Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 95.5 sq. metres (1028.4 sq. feet)

**First Floor**  
Approx. 51.5 sq. metres (553.6 sq. feet)



- Gas Central heating
- Ultra-Convenient Location
- Log Burner
- Three Bedrooms
- Character Features
- Immaculately Presented
- Stunning Gardens
- COUNCIL TAX: B
- EPC RATING: PENDING



15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

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.

