
HENDERSON
CONNELLAN
ESTATE AGENTS
Rockingham Road, Kettering NN16
"A Story To Tell"

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Dating back to the 1860s, this substantial and character-filled residence is rich in original Victorian features, from its striking mosaic-tiled entrance to its marble fireplaces and beautifully detailed period interior. Located on this ultra-convenient road just a short walk from the town centre, local amenities, hospital and mainline railway station offering access to London St Pancras in under an hour. The interior is well-kept and comprises entrance hallway, guest cloakroom/utility, free flowing kitchen/dining/family room with open fireplace and impressive bay-fronted living room also with working open fire. In addition there is a substantial cellar offering further versatile options. Upstairs there are five bedrooms arranged over two floors, each of the rooms is a great double size. In addition you will find the family bathroom and two other shower rooms. Outside the wrap around plot is generous and home to mature plantings. There is a brick outbuilding and gates to the rear with access for off road parking. With five generous double bedrooms, wonderfully versatile living space and wraparound gardens, this is a home with a remarkable past and plenty of scope for its next chapter.

Living Room - 5.11m x 4.9m (16'9" x 16'1")

Kitchen/Dining/Family Room - 8.28m x 5.03m (27'2" x 16'6")

WC/Utility Room - 3.25m x 1.02m (10'8" x 3'4")

Cellar - 4.47m x 3.56m (14'8" x 11'8")

Bedroom One - 4.55m x 4.27m (14'11" x 14'0")

Bedroom Two - 4.57m x 3.56m (15'0" x 11'8")

Shower Room - 3.28m x 1.42m (10'9" x 4'8")

Bathroom - 3.94m x 3.17m (12'11" x 10'5")

Bedroom Three - 4.62m x 3.61m (15'2" x 11'10")

Bedroom Four - 4.32m x 3.3m (14'2" x 10'10")

Bedroom Five - 3.94m x 3.3m (12'11" x 10'10")

Shower Room - 1.55m x 1.04m (5'1" x 3'5")

- Brimming with Character Features
- Ultra-Convenient Location
- Five Bedrooms
- Open Plan Kitchen/Dining/Family room
- Wrap around Gardens
- Cellar
- EPC RATING: PENDING COUNCIL TAX: E Tenure: Freehold







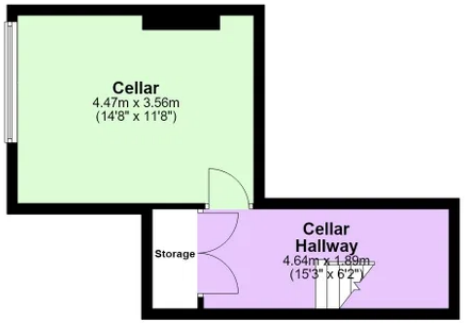






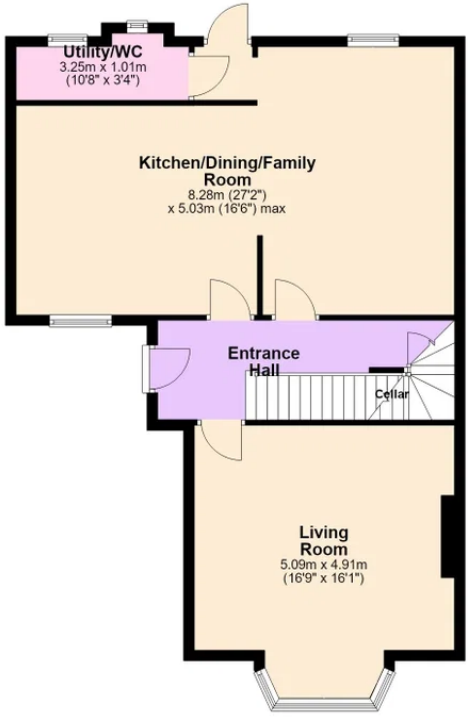
Basement

Approx. 26.7 sq. metres (287.3 sq. feet)



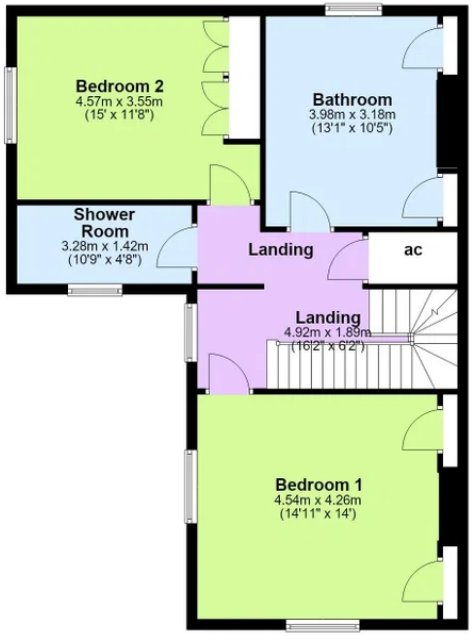
Ground Floor

Approx. 77.8 sq. metres (837.1 sq. feet)



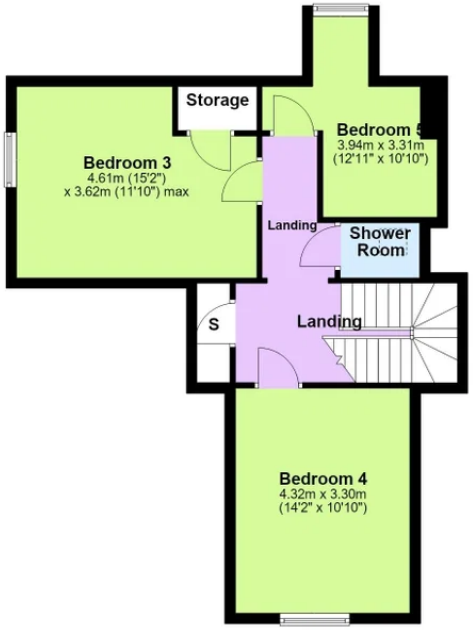
First Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



Second Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 231.5 sq. metres (2492.2 sq. feet)

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The Property Ombudsman

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.