



# HENDERSON CONNELLAN

ESTATE AGENTS

**Cromwell Road, Kettering NN16**  
Kettering

Offers Over  
**£325,000**

## "Planes, Trains and Automobiles"

If you are looking to work on or refurbish a plane, train or automobiles or require space to work from home with storage options, the individual home, situated in the heart of Kettering is a unique proposition. This end of mews home has an entrance hall with original mosaic flooring, the living room has a minster style fireplace and gas fire, there is a separate dining room, modern kitchen with integrated oven, hob and fridge and a utility room and guest cloakroom. Upstairs there is a wash room, bathroom and two double bedrooms. This lovely home is complimented by gas central heating and UPVC double glazing. Outside is very interesting, double gates lead to a private driveway and courtyard area with parking for three/four cars, the warehouse is substantial with parking for eight cars and coach house area with two rooms above, offering lots of potential, and scope to run a business (subject to appropriate planning approval which the property has previously had).

**Living Room** - 4.01m x 3.63m (13'2" x 11'11")

**Dining Room** - 3.91m x 3.18m (12'10" x 10'5")

**Kitchen** - 3.12m x 2.01m (10'3" x 6'7")

**Utility Room** - 2.36m x 1.14m (7'9" x 3'9")

**Bedroom One** - 4.04m x 3.63m (13'3" x 11'11")

**Bedroom Two** - 3.2m x 3.15m (10'6" x 10'4")

**Bathroom** - 1.91m x 1.88m (6'3" x 6'2")

**First Floor WC** - 1.14m x 0.64m (3'9" x 2'1")

**Warehouse** - 10.36m x 7.01m (34'0" x 23'0")

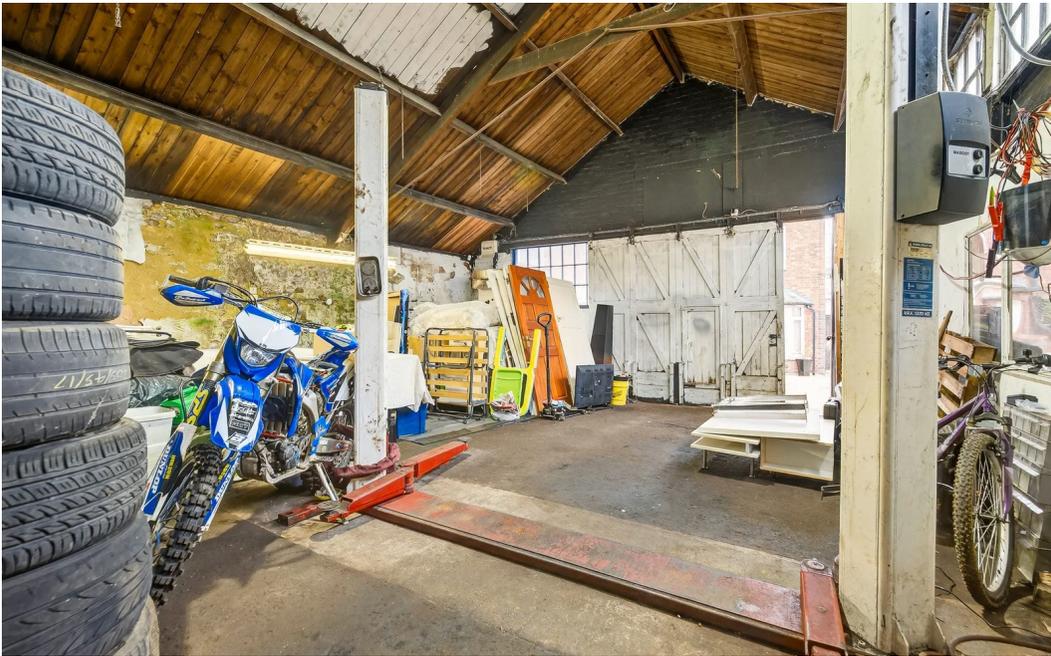
**Coach House** - 9.35m x 3.94m (30'8" x 12'11")

- NO CHAIN
- Character Period Property with Victorian Features and High Ceilings
- Two Double Bedrooms
- Guest Cloakroom
- Large Outdoor Courtyard Behind Gates
- Large Warehouse Outbuilding used as a Garage/Workshop
- Double Storey Self Contained Coach House with Development Potential (Subject to Planning)
- Lots of Potential to Run a Business (Subject to Planning)
- EPC RATING: PENDING
- COUNCIL TAX: A

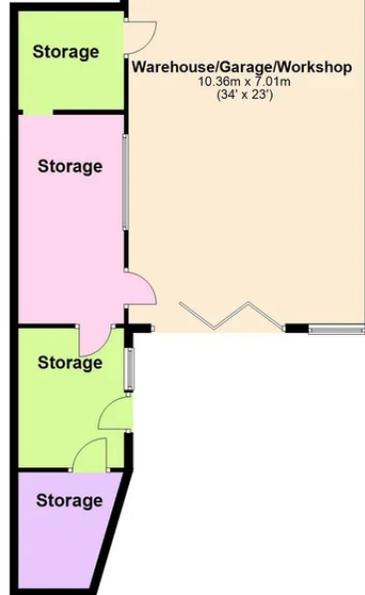
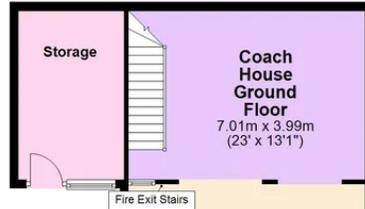
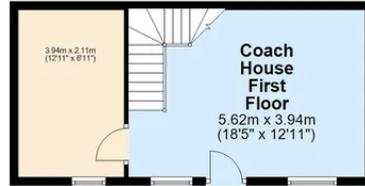
**Council Tax Band:** A

**Tenure:** Freehold





**Garage and Coach House**  
Approx. 17.4 sq. metres (187.7 sq. feet)



**Ground Floor**  
Approx. 48.1 sq. metres (519.7 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (374.8 sq. feet)



Total area: approx. 255.5 sq. metres (2749.7 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.

