

HENDERSON CONNELLAN

ESTATE AGENTS

Rockingham Road, Kettering NN16

"Location Matters"

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When it comes to choosing a home, location is everything, and this substantial detached property certainly delivers, occupying a generous plot on this highly regarded road within easy reach of the town centre, mainline railway station and general hospital.

Electric gates lead to a substantial private driveway offering plenty of parking and access to the double garage with electric door, mature plantings provide screening and privacy, the rear garden is well presented enjoying a mature feel. The sprawling floorplan offers versatility with an entrance hall, guest cloakroom, living room with feature fireplace and air conditioning which opens to the dining room. The kitchen/breakfast room is a great size with a range of integrated appliances and a very generous and practical utility/laundry room, with stairs to games room over the garage offering a multitude of uses. Upstairs the landing leads to a principal bathroom and four double bedrooms, all with built in wardrobes, the main bedroom with ensuite and the comfort of air-conditioning. A home that offers the perfect balance of space, setting and convenience.

Living Room - 5.28m x 4.65m (17'4" x 15'3")

Dining Room - 4.65m x 3.48m (15'3" x 11'5")

Kitchen/Breakfast Room - 4.75m x 3.53m (15'7" x 11'7")

Utility/Laundry Room - 4.85m x 3.63m (15'11" x 11'11")

Study/Snug - 2.69m x 2.01m (8'10" x 6'7")

Bedroom One - 4.83m x 4.17m (15'10" x 13'8")

Bedroom Two - 3.99m x 3.68m (13'1" x 12'1")

Bedroom Three - 3.68m x 3.3m (12'1" x 10'10")

Bedroom Four - 3.35m x 2.74m (11'0" x 9'0")

Ensuite - 2.77m x 1.73m (9'1" x 5'8")

Bathroom - 2.72m x 2.62m (8'11" x 8'7")

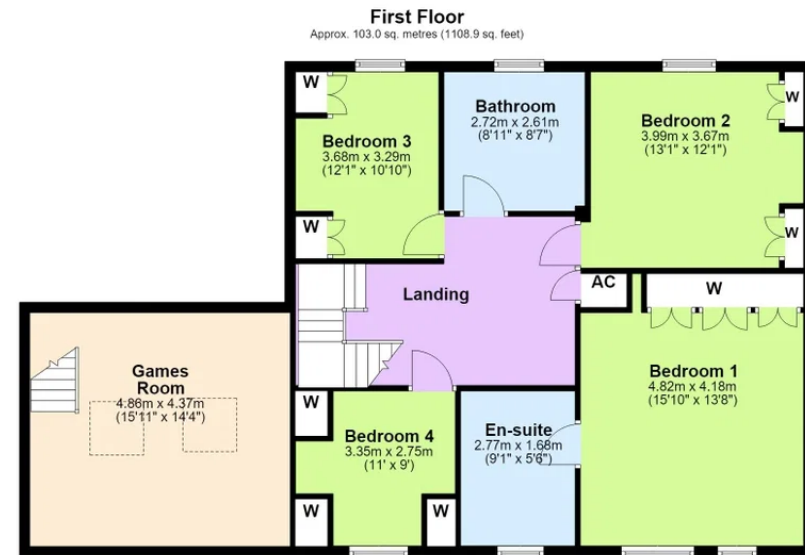
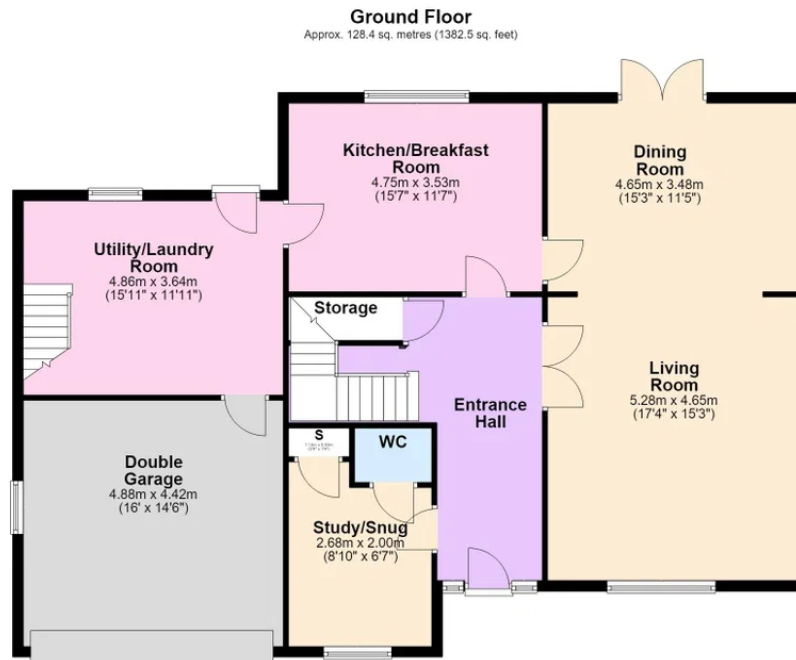
Games Room - 4.85m x 4.37m (15'11" x 14'4")

Double Garage - 4.88m x 4.42m (16'0" x 14'6")

- Living room flowing to dining room
- Generous kitchen/breakfast room
- Study/Snug
- Versatile Games Room
- EPC RATING: C
- COUNCIL TAX: F
- Tenure: Freehold







Total area: approx. 231.5 sq. metres (2491.4 sq. feet)