



Park House, Park Avenue  
Kettering, NN16 9RU



**Simpson & Partners**

# Park House, Park Avenue

This exceptional property began life as the Park keeper's house dating back to the 1940s and was more recently extended in the 1990s to create the stunning family home it is now. The property is a four double bedroom detached home featuring electric gates leading to a double garage with a WC and a stunning oak framed double width carport, there is also a security intercom pedestrian gated access, while benefiting from UPVC double glazing and gas radiator heating.

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## About the Property

This exceptional property began life as the Park keeper's house dating back to the 1940s and was more recently extended in the 1990s to create the stunning family home it is now. The property is a four double bedroom detached home featuring electric gates leading to private parking for several cars including a stunning oak framed double width car port. and an oversized double garage, there is also a security intercom pedestrian gated access, while benefiting from UPVC double glazing and gas radiator heating.

Within walking distance of Kettering Park Junior Primary School. Kettering town centre, Kettering mainline railway station and Kettering General Hospital are within a short distance away.

The thoughtfully designed accommodation comprises a welcoming reception hall with original flooring, a luxury fitted downstairs WC, and a superb 17' x 15' kitchen/dining room complete with built-in appliances and French doors that open onto the wrap-around landscaped rear garden. Additional ground floor features include a practical utility room with large larder cupboard and an inviting living room showcasing a superb feature fireplace and engineered oak flooring.

The first floor houses four double bedrooms, all enhanced with engineered oak flooring, with the principal bedroom boasting a luxury fitted en-suite shower room. The accommodation is completed by a superb four-piece Jacuzzi style bathroom suite with separate shower cubicle.

The property's superb landscaped garden wraps around the entire home and includes delightful features such as a pizza oven, various seating areas, and the added benefit of private access into the pleasure park.

Planning permission has also been granted for a log cabin, with further details available on request.

This is a very unique property where an internal viewing is simply a must to fully appreciate its exceptional character and potential.

**Offers In Excess Of £520,000**



Reception Hall:

Downstairs WC:

Kitchen/Dining Room:

Utility Room:

Living Room:

First Floor Landing:

Bedroom 1:

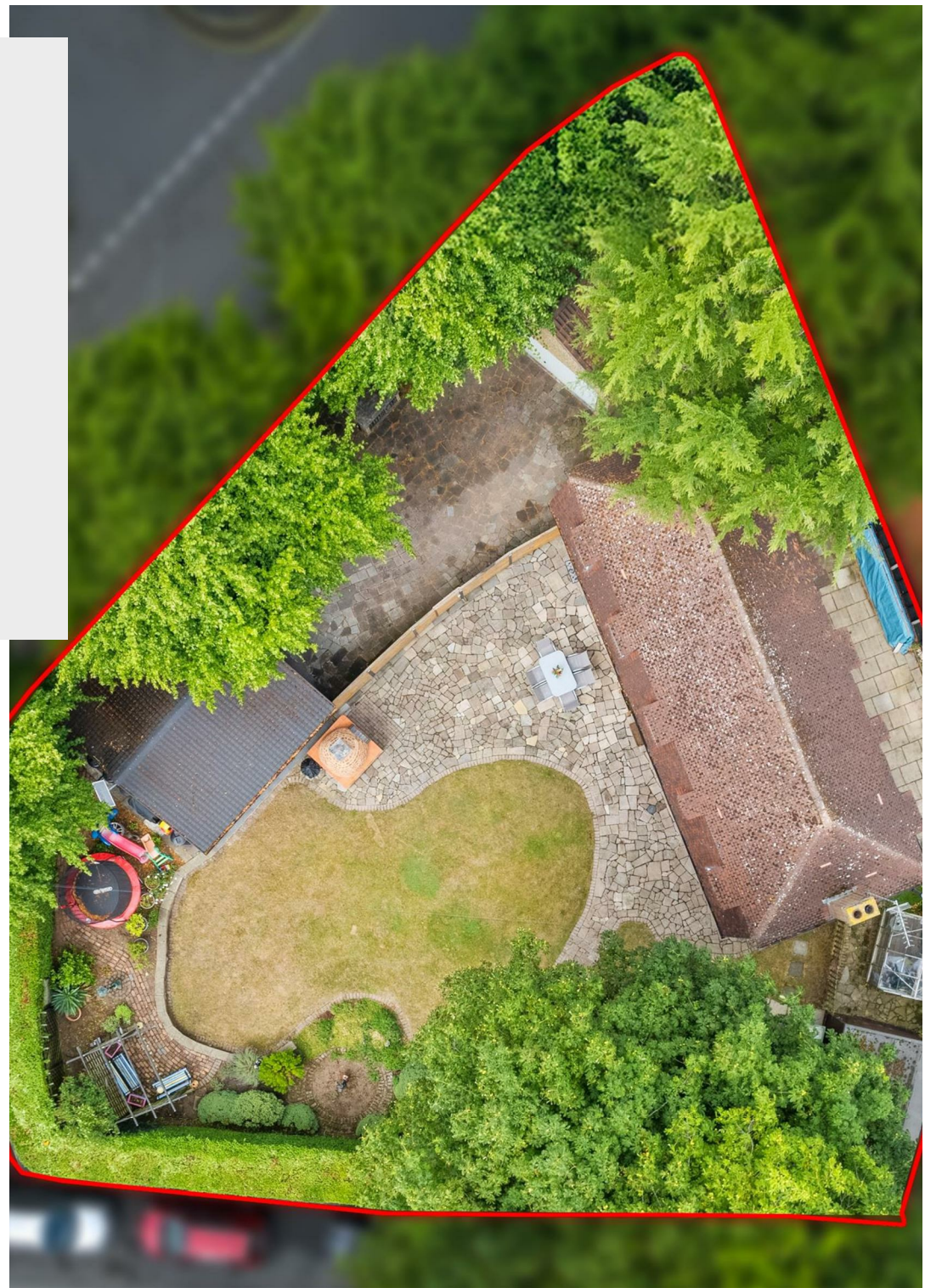
En-Suite Shower Room:

Bedroom 2:

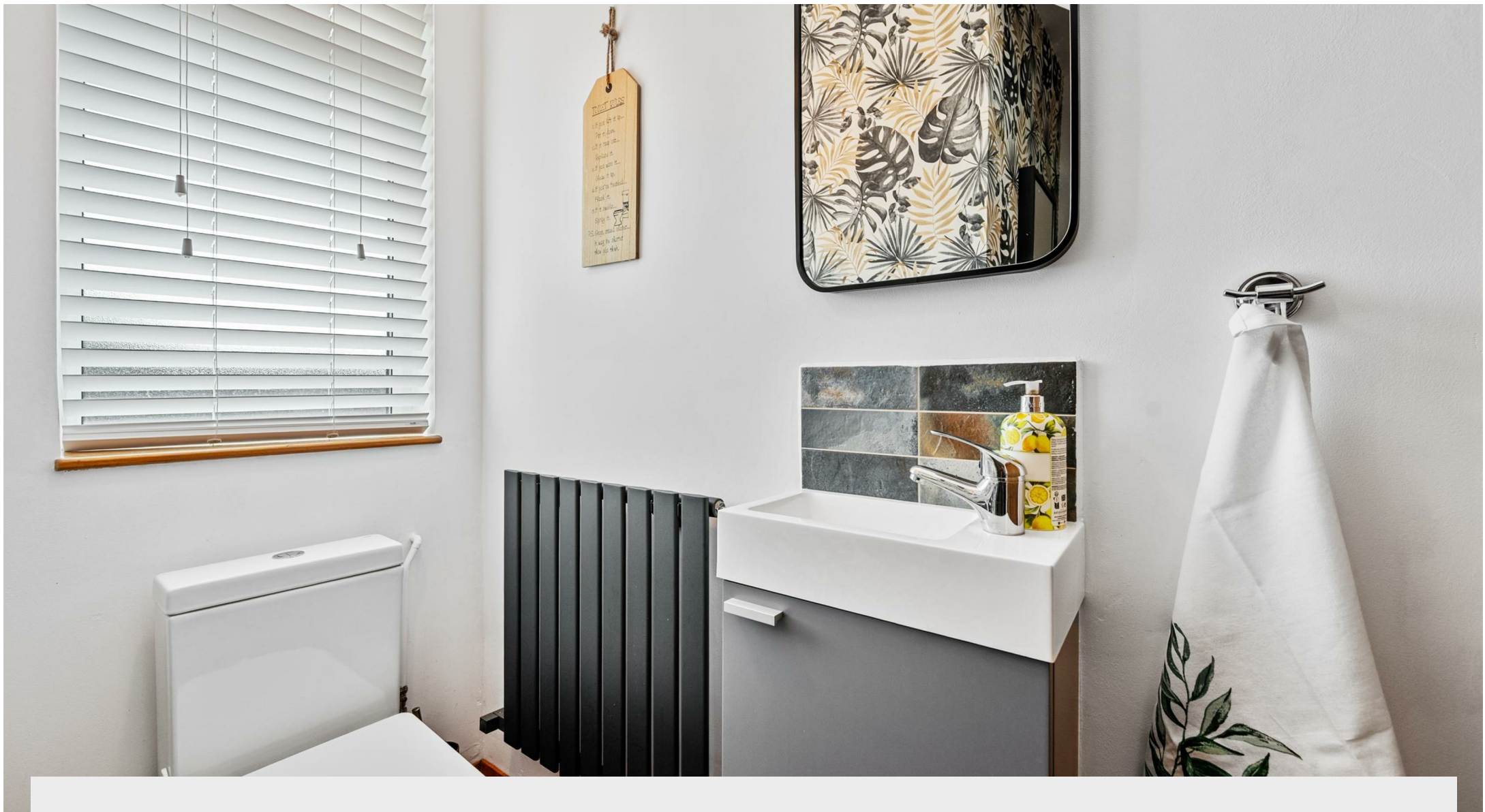
Bedroom 3:

Bedroom 4:

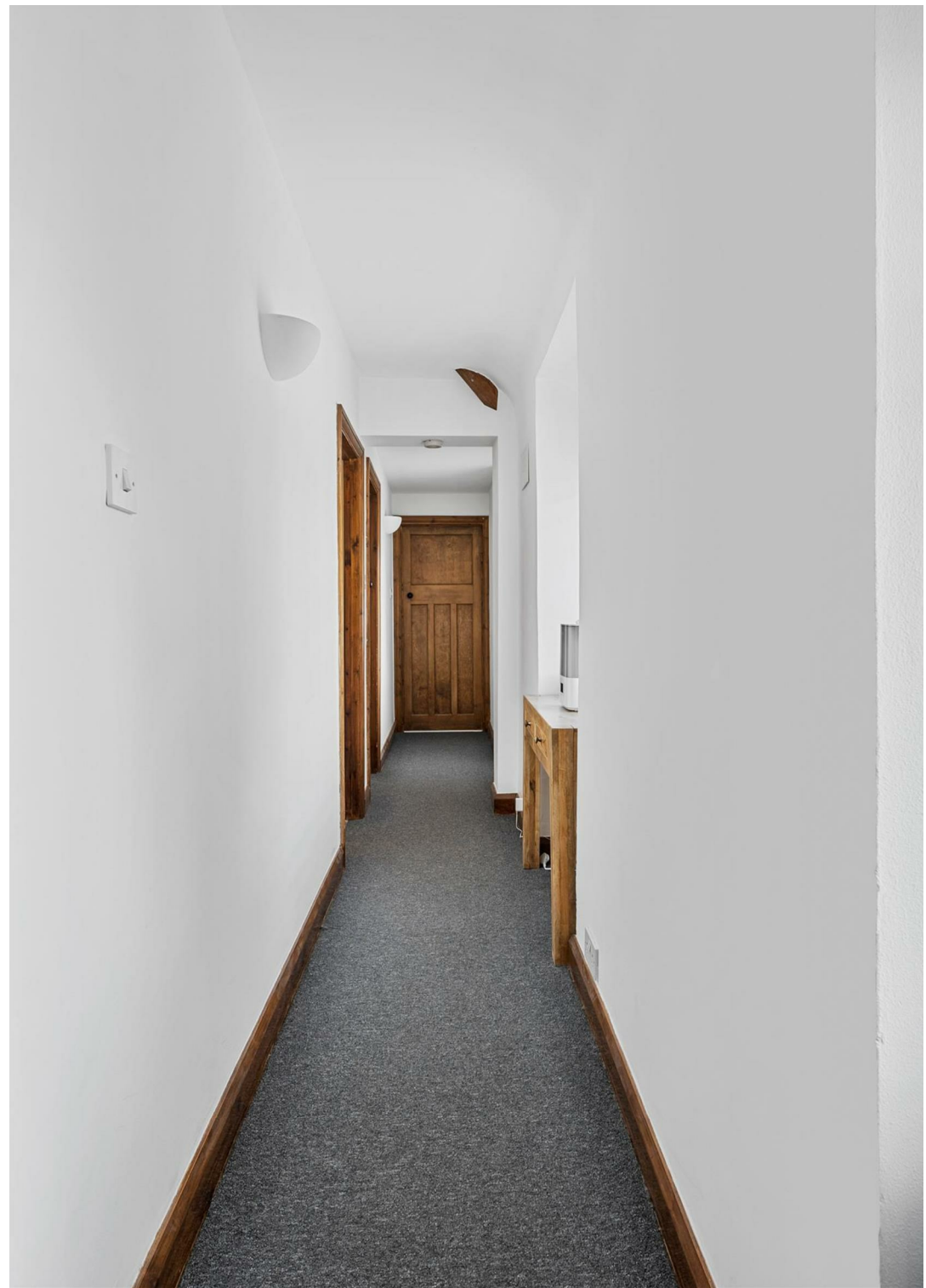
Bathroom:







Approx. 0.19 acre plot. Views across Kettering's Pleasure Park







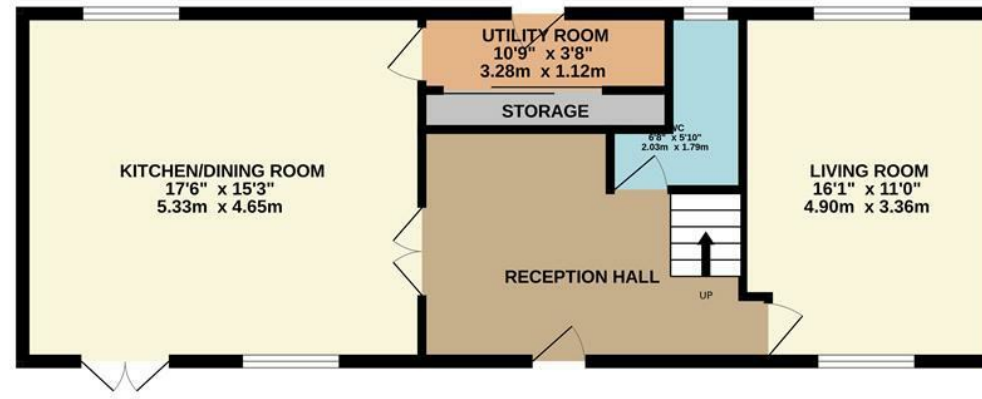
#### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>72</b>                                                                                                   | <b>77</b> |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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## GROUND FLOOR



## 1ST FLOOR



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