



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Queensberry Road, Kettering NN15

£650,000

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"An Architectural Masterpiece"

This substantial period residence is brimming with character with a myriad of period features, commanding a very convenient setting, just a moments' walk from the mainline railway connecting to St Pancras International in under an hour. The Restaurant/Cultural Quarter, Town Centre and a variety of schools are within easy reach. The characterful interior includes an entrance porch with Minton style tiled flooring, entrance hall, a palatial living room and separate formal dining room both with elegant fireplaces, the kitchen/breakfast room is well-appointed complete with original period stove, a striking feature. There is also a utility room and study/snug. Upstairs are five significant double bedrooms arranged over two floors, the principal bedroom with Jack and Jill access to a shower room, a principal bathroom and a further shower room to the second floor. The wrap around gardens have manicured hedging, attractive plantings, lawn and patio seating areas as well as a private driveway accessed via double gates. An exceptional home and location.

Living Room - 6.05m x 4.27m (19'10" x 14'0")

Dining Room - 4.6m x 4.29m (15'1" x 14'1")

Kitchen/Breakfast Room - 4.24m x 3.63m (13'11" x 11'11")

Snug/Family Room - 4.29m x 2.41m (14'1" x 7'11")

Study - 2.51m x 2.49m (8'3" x 8'2")

Utility Room - 2.64m x 1.83m (8'8" x 6'0")

Bedroom 1 - 5.08m x 4.32m (16'8" x 14'2")

Bedroom 2 - 4.7m x 4.34m (15'5" x 14'3")

Bedroom 3 - 4.34m x 3.66m (14'3" x 12'0")

Shower Room - 4.11m x 4.55m (13'6" x 14'11")

Shower Room - 3.07m x 2.41m (10'1" x 7'11")

Bedroom 4 - 5.74m x 4.34m (18'10" x 14'3")

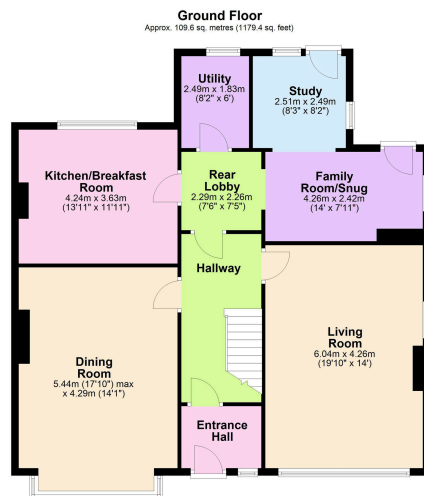
Bedroom 5 - 5.69m x 4.32m (18'8" x 14'2")

Bathroom - 3.56m x 2.11m (11'8" x 6'11")

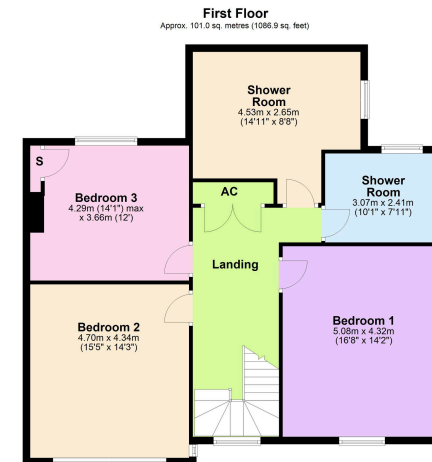




- Substantial Home
- Five Double bedrooms
- Two shower rooms and a bathroom
- Character Features
- Highly desirable location
- Semi Detached
- Close to Train Station
- Gated off road parking
- EPC RATING: PENDING
- COUNCIL TAX: E



Total area: approx. 286.4 sq. metres (3082.5 sq. feet)



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.

