



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Gold Street, Walgrave NN6

"The Old School House"

3 2 2



"The Old School House"

A beautiful, stone Grade II listed residence discreetly positioned in this most desirable village, with distant views of the Church which is illuminated by night. Walgrave has a primary school, village shop, pub and lovely rural walks, Kettering, Wellingborough and Northampton are all within easy reach. The light filled interior has a lovely with feel with a reception hall, guest cloakroom, substantial dual aspect living room with log burner, formal dining/family room with open fireplace and plenty of space for social get togethers and a fabulous kitchen/breakfast room with a range of integrated appliances and Silestone worktops. Outside the wrap around gardens offer a high degree of privacy with patio seating areas and neatly laid lawns complimented by established borders and a versatile outbuilding that's used as a study, perfect for home working, the foregarden are lawned with established hedging and a block paved driveway with parking for two cars. A beautiful home and setting.

Living Room - 5.46m x 4.55m (17'11" x 14'11")

Dining Room - 4.88m x 3.66m (16'0" x 12'0")

Kitchen/Breakfast Room - 5.05m x 2.79m (16'7" x 9'2")

WC - 1.57m x 0.91m (5'2" x 3'0")

Bedroom One - 5.23m x 3.02m (17'2" x 9'11")

Bedroom Two - 3.63m x 3.51m (11'11" x 11'6")

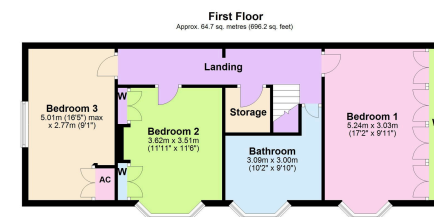
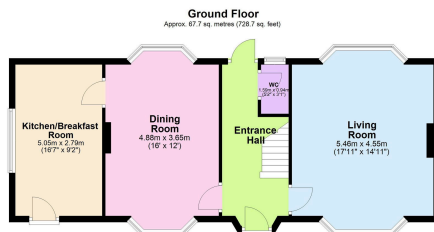
Bedroom Three - 5m x 2.77m (16'5" x 9'1")

Bathroom - 3.1m x 3m (10'2" x 9'10")





- Grade II listed
- Highly Desirable location
- Off Road Parking
- Three Double Bedrooms
- COUNCIL TAX: F
- Substantial Room Sizes
- Private Gardens
- Character Features
- EPC RATING: EXEMPT



Total area: approx. 132.4 sq. metres (1424.9 sq. feet)



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.

15-16 Market Place, Kettering,
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