



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Glebe Avenue, Kettering NN15

"A Well Connected - Period home"

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This stunning period, bay fronted semi detached home is brimming with character and period features, situated just off the Headlands, the Restaurant/Cultural Quarter and mainline railway are a short walk away connecting with London St Pancras in under an hour. The interior benefits from gas central heating and UPVC double glazing with an entrance hall, living room enjoying the warmth of a wood burner, versatile snug and a fabulous, social free flowing designer kitchen/dining/family room with attractive fireplace. Upstairs is perfect for family living with a principal bathroom, separate shower room and five bedrooms arranged over two floors, the master and guest bedroom with attractive fireplaces. A cellar offers useful storage and a fabulous outbuilding has a double sized room, kitchenette and guest cloakroom, perfect for home working or as a games room. The foregarden is arranged with easy care in mind with slate chipping boarder, a private driveway with parking for one car and a lovely enclosed rear garden. Exceptional!

Living Room - 4.95m x 3.91m (16'3" x 12'10")

Kitchen/Dining Room - 6.98m x 3.71m (22'11" x 12'2")

Snug - 4.95m x 3.43m (16'3" x 11'3")

Cellar - 3.89m x 2.13m (12'9" x 7'0")

Store Room - 2.74m x 1.52m (9'0" x 5'0")

Bedroom One - 5.05m x 3.91m (16'7" x 12'10")

Bedroom Two - 3.89m x 3.1m (12'9" x 10'2")

Bedroom Three - 3.73m x 2.95m (12'3" x 9'8")

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

Bedroom Four - 4.52m x 3.05m (14'10" x 10'0")

Bedroom Five - 3.63m x 2.57m (11'11" x 8'5")





Total area: approx. 195.4 sq. metres (2103.4 sq. feet)



- Gas Central Heating and UPVC Double Glazing
- Living Room Woodburner
- Designer Free flowing Kitchen/ Dining/Family Room
- Five Bedrooms Arranged Over Three Floors.
- EPC RATING: PENDING
- Bespoke Annexe Ideal For Home Working
- Versatile Snug Over Looking The Garden
- Principal Bathroom And A Seperate Shower Room
- Private Driveway
- COUNCIL TAX: D



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, Northamptonshire, NN16 0AJ

