

# Rockingham Road

Kettering NN16 9AF



**EXPERIENCE EXCELLENCE**





Style- Period Detached

Location- North End

Parking- Driveway & Garage

Occupying an impressive plot of approximately 3000 square foot is this stunning, characterful property that has been completely transformed to a high standard and boasts three floors of spacious accommodation. This unique property showcases beautiful interior including some original features, boasts bay windows to the front and side elevations and offers generous rooms throughout to include three reception rooms, kitchen/ dining room, utility room, guest w/c, seven bedrooms, two bathrooms and an en-suite shower room. Externally, the property occupies a corner plot, giving a generous wrap around garden with a side gate to access off road parking and a garage to the rear.







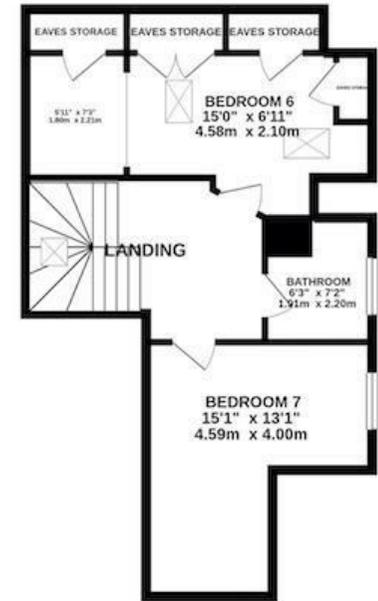
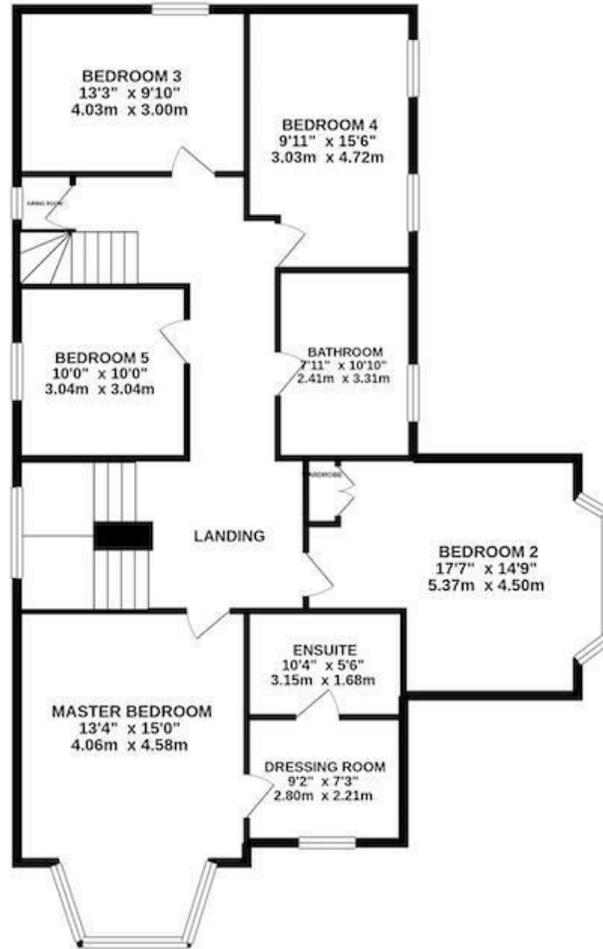
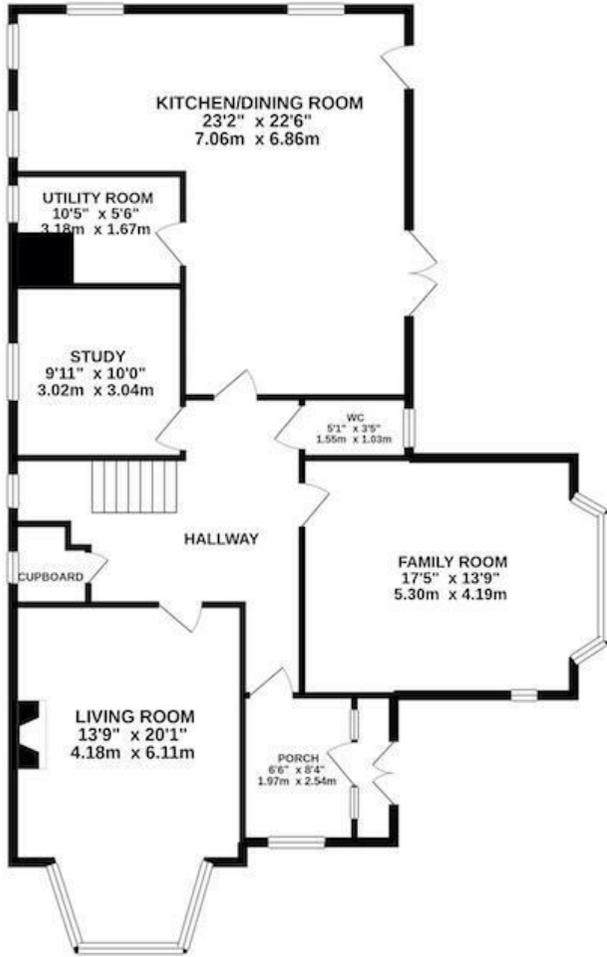
Entry to the property is gained via the spacious entrance porch with a door opening through to the newly carpeted hallway, which showcases wooden panelling to the walls, decorative corning and solid wooden doors to access all ground floor accommodation. Both the living room and the family room boasts large bay windows with the living room also featuring a characterful open fireplace. Substantial in size, the kitchen/ dining room has been transformed from the conversion of formally seven rooms to create an impressive kitchen suite with ample space for a family size dining table and chairs with stunning views and access out to the rear garden via a patio door and double French doors, truly the heart of this family home. The kitchen suite itself comprises a range of white eye and base level units with roll top work surfaces, an integral dishwasher and space for an American style fridge/ freezer and a Range style cooker. Additional space for appliances can be housed within the adjoining utility room which has been utilised from formally a second staircase and boasts a unique laundry shoot from the first floor landing. For a more formal entertaining space, the third reception room can easily accommodate a large table and chairs, but currently functions as a further sitting room. To complete the downstairs accommodation, there is a partly tiled guest w/c.

A staircase, offering a large under-stair storage cupboard and study area, rises to the first floor landing and boasts an impressive decorative window to the side elevation, allowing plenty of natural light onto the landing. All five double bedrooms, the family bathroom and the second staircase are accessed via the landing. The master bedroom is generous in size and also features an impressive bay window and a door through to the dressing area and the spacious en-suite shower room, which is complete with a double shower enclosure offering two shower attachments with rainfall shower over heads, low level w/c and a pedestal wash hand basin. The second bedroom also benefits from a built-in wardrobe and a beautiful bay window with views overlooking the garden. The spacious family bathroom is fitted with a four-piece suite comprising a roll top bath with a shower attachment, shower cubicle, low level w/c and a pedestal wash hand basin. A second staircase, which features a skylight window, rises to the top floor landing where two further bedrooms, one of which is currently used as a play room, and the family bathroom are arranged. The sixth bedroom benefits from a range of uniquely created eaves storage that the vendors have optimised to include drawers, wardrobes and a hide away. Offering a three-piece suite, the second bathroom is fitted with a bath with a shower over, low level w/c and a pedestal wash hand basin.



Occupying a substantial corner plot, the property boasts an immaculate wrap around garden, giving an artificial lawn area to the rear with a paved path leading to a hand-made timber seating area to the side and timber decked frontage with wood chip bark and timber sleepers. Fully functional, the garden features outdoor lights and an outside tap with a courtesy door through to the garage and a side gate to access the gravelled off road parking to the rear.





# EXPERIENCE EXCELLENCE

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England & Wales		EU Directive 2002/91/EC
Potential	Current	Very environmentally friendly - lower CO2 emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO2 emissions
Environmental Impact (CO <sub>2</sub> ) Rating		

England & Wales		EU Directive 2002/91/EC
Potential	Current	Very energy efficient - lower running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
Energy Efficiency Rating		



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