

HENDERSON CONNELLAN

ESTATE AGENTS



Orlingbury Road, Kettering, NN14

"Rural England in a most convenient setting"



Bedrooms: 6 | Bathrooms: 3

"Rural England in a most convenient setting"

This magnificent, individually designed and built detached home occupies a significant plot with wonderful views of rolling countryside, yet a short driveway are Kettering and Wellingborough with their respective mainline railway stations and town centres with a wealth of amenities. The significant interior has been designed and finished to an exacting standard with a palatial reception hall, the elegant stairway providing a striking feature, there is a guest cloakroom, Living room enjoying the warmth of a wood burner, a conservatory offers the perfect vantage point from which to admire the garden and the snug offers versatility. The bespoke Kitchen/Breakfast room is beautifully finished with an island creating a great social space, which flows to the dining/family room, the generous utility/boot room adds practicality. Upstairs the galleried landing has detailed spindles and oak balustrade, the bathroom like all the sanitary ware is supplied by the locally renowned "Bathroom Studio" with a stylish suite, the five bedrooms are sizeable double rooms, the principal and guest bedrooms with en suite. Outside is equally impressive, electric gates lead to a large private driveway, which extends to a double garage with electric door, the manicured gardens are beautifully kept, the garden room is ideal as a garden retreat, or separation for those working from home, bespoke garden room and further garaging offer space for three cars, ideal for a car enthusiast, whilst offer a range of potential use options. A very special home and setting.









Living Room - 6.4m x 3.96m (21'0" x 13'0")

Kitchen/Dining Room - 4.88m x 3.48m (16'0" x 11'5")

Dining Room - 5.08m x 3.96m (16'8" x 13'0")

Snug - 3.96m x 3.66m (13'0" x 12'0")

Utility - 3.05m x 2.44m (10'0" x 8'0")

Conservatory - 4.57m x 2.74m (15'0" x 9'0")

Bedroom 1 - 5.05m x 3.05m (16'7" x 10'0")

Ensuite - 2.44m x 1.22m (8'0" x 4'0")

Bedroom 2 - 5.05m x 3.66m (16'7" x 12'0")

Ensuite - 2.44m x 1.22m (8'0" x 4'0")

Bedroom 3 - 4.27m x 3.99m (14'0" x 13'1")

Bedroom 4 - 4.57m x 2.49m (15'0" x 8'2")

Bedroom 5 - 3.96m x 3.66m (13'0" x 12'0")

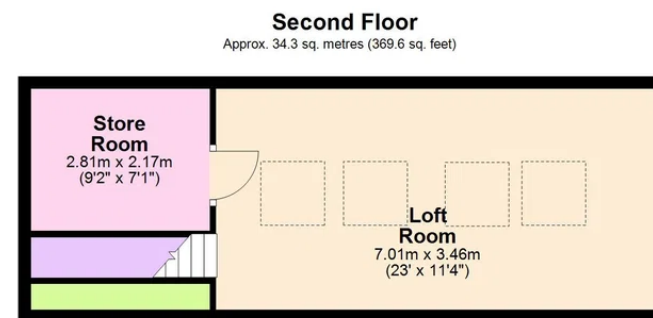
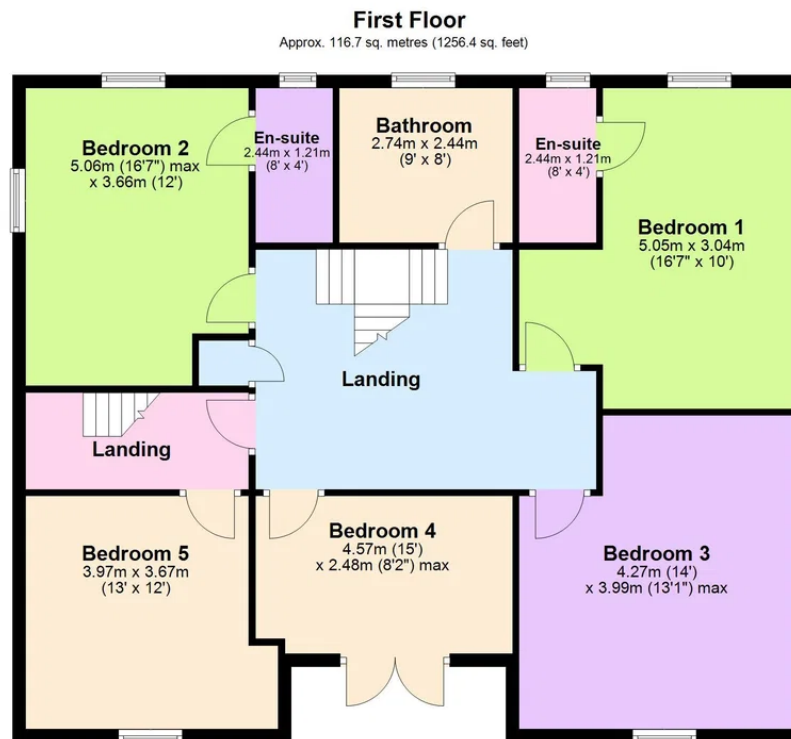
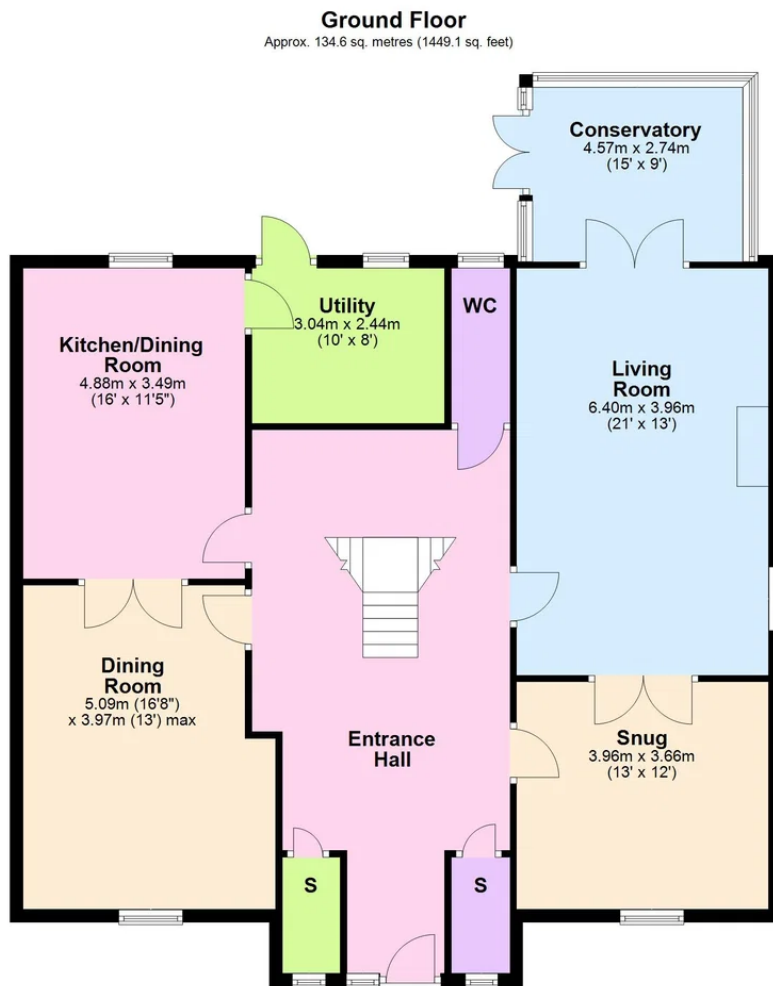
Bathroom - 2.74m x 2.44m (9'0" x 8'0")

Loft Room - 7.01m x 3.45m (23'0" x 11'4")

Store Room - 2.79m x 2.16m (9'2" x 7'1")

- COUNCIL TAX: G
- EPC RATING: D
- A Substantial Interior designed and finished to an exacting standard
- Bespoke Kitchen/Breakfast room flowing to the Dining/Family Room
- Living room enjoying the warmth of a woodburner
- Versatile Study / Snug
- Flexible first floor with five/Six bedrooms
- Wonderful setting with fabulous gardens and open views





Total area: approx. 285.7 sq. metres (3075.0 sq. feet)



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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.

