

HENDERSON CONNELLAN

ESTATE AGENTS

Middlewest House Hall Lane, Kettering, NN15

"Elegant & Refined"

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This fabulous first-floor apartment within Grade II listed Middlewest House, enjoys a wonderful parkland setting with a leafy backdrop. The striking architecture features stone mullions, beautiful refurbished leaded light windows, tall ceilings and elegant fireplaces fused with modern enhancements to include a security entry phone system and alarm as well as gas central heating. The reception hall flows to the significant Kitchen/Dining/Living area with a designer kitchen with a range of integrated appliances and central island, perfect for social gatherings, wood effect specialist flooring runs to the Dining/Living area with elegant fireplace, all of which is bathed in daylight from the three lovely windows. The bathroom is beautifully appointed, the three bedrooms are good sizes, two of which are double sized the main bedroom with sumptuous en suite. The setting enjoys a lovely mature garden shared with one other apartment with manicured lawns and patio, the urban location is very convenient with the mainline railway, General Hospital and Restaurant/Cultural Quarter a short walk away. With its timeless architectural features, beautiful parkland outlook and superb location, this elegant residence presents a rare opportunity to acquire a truly special home.

**Living/Dining/Kitchen** - 8.41m x 4.65m (27'7" x 15'3")

**Bedroom One** - 4.78m x 3.76m (15'8" x 12'4")

**Bedroom Two** - 3.63m x 3.56m (11'11" x 11'8")

**Bedroom Three** - 2.44m x 2.41m (8'0" x 7'11")

**Bathroom** - 2.34m x 2.26m (7'8" x 7'5")

- Gas central heating
- Grade II listed
- Fabulous free flowing Kitchen/Dining/Living Room
- Versatile layout with three Bedrooms, the principal with Ensuite
- High specification Bathroom
- Wonderful gardens
- EPC RATING: C
- COUNCIL TAX: C
- Lease - 999 Years from April 2022
- Service charge - TBC

**Tenure:** Leasehold







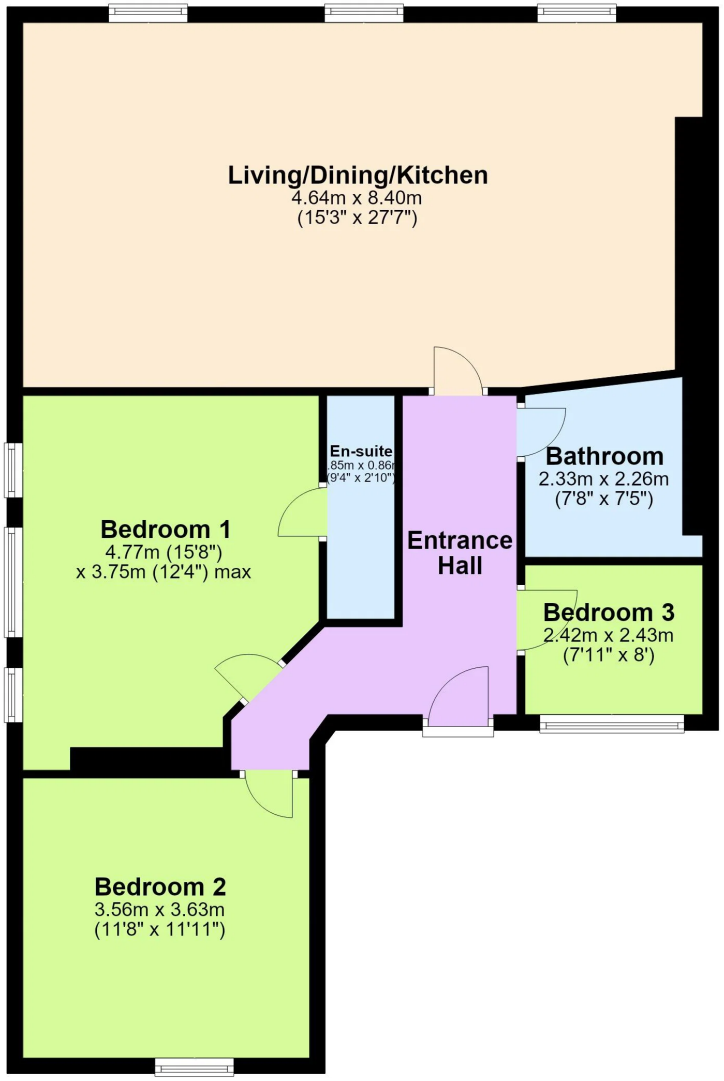



AND BACK



# First Floor Apartment

Approx. 91.8 sq. metres (987.7 sq. feet)




Total area: approx. 91.8 sq. metres (987.7 sq. feet)

Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk

The Property Ombudsman

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.