47 HEADLANDS
KETTERING | NN15 7ET

- A14 Junction 8 - 1.25 mile.
- Kettering to St Pancras - 1 hour. Station 0.5 mile.
- Kettering Centre - 1 mile.
- Bishop Stopford School - 0.5 mile.
- St Peter’s School - 0.2 mile.
(all distances are approximate)

A substantial end of terrace period property close to train station and schools.

- Five double bedrooms
- Many original features
- High ceilings
- Majority of windows changed to UPVC
- Cellar
- Enclosed garden
- Good access to main train line to London

Situation
Kettering is a town in Northamptonshire rich in shoe and boot making history. The town is conveniently located just north of the A14 for access to major road networks and a main train line allowing access to London within 1 hour. The town offers a full range of amenities including a shopping centre, hospital, several restaurants, pubs, banks and churches.

The property is located in the southern part of town, along the Headlands, an affluent area on the edge of the Conservation Area, dominated by substantial Victorian and Georgian properties. The house is within walking distance of several highly rated schools including Bishop Stopford and St Peter’s. Kettering train station is only a 10-minute walk away.

Property
The property is a large end of terrace with five bedrooms and built in the late 1890s. The accommodation, which is currently used as two apartments, extends to approximately 2,982 sq ft (277 sq m) and is arranged over three storeys, plus a cellar.

The house is accessed via a side entrance leading to a hall, with a sitting room to the left and a dining room adjacent to the right. The main stairs to the first floor are located opposite the main entrance and the corridor continues to the rear of the property leading to the cellar, downstairs WC, second staircase to first floor, a large kitchen, separate shower room, utility room and on to the rear garden.

On the first floor, there are two double bedrooms, one currently used as a sitting room, a second kitchen with adjacent pantry, separate WC and a family bathroom.

The main staircase continues to the second floor finishing with a large and bright landing leading to three double bedrooms with large windows. The front bedroom provides exceptional views over the town to the West.
Outside
The front of the property benefits from a small garden and a pathway leading to the main entrance and side access to the rear garden. At the back, the property benefits from an east facing garden mainly laid to lawn with a tree and an outhouse. There is a pedestrian gate leading to the alleyway off Broadway allowing access for refuse collections and potential to create an off-road parking area, subject to relevant consents.

Viewing
Strictly by appointment only - 01536 532376.

Method of Sale
The freehold of the property is available for sale by Private Treaty with vacant possession on completion.

Services
The property is connected to mains electricity, water, gas and sewerage. There is no central heating in the property. The services have not been tested by the agents.
Registered Title

The property is not registered with Land Registry. First registration is to be carried out on completion of the sale.

Council Tax

The property is currently split into two apartments for council tax purposes. They both fall into Band B.

Local Authority

Kettering Borough Council
Municipal Offices
Bowling Green Road
Kettering
NN15 7QX
Tel: 01536 410333
www.kettering.gov.uk

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