



THE ESTATE AGENTS  
1977



**Kettering Road, Northampton NN3 6QL**  
**Guide Price £800,000 - Freehold**



## PROPERTY DESCRIPTION

The Estate Agents are privileged to present this stunning four bedroom property and two bedroom detached coach house in a highly sought after and desirable part of Northampton. The accommodation which has been fully refurbished to a very high standard of finish, briefly comprise:

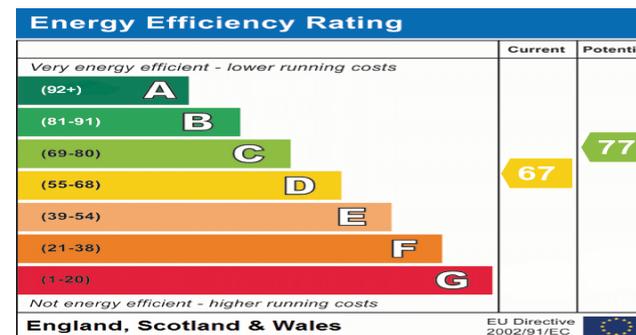
Main House -You are greeted by a large and welcoming entrance hall, beautiful living room, an imposing open plan island kitchen and dining room which makes for an amazing entertaining space, conservatory and utility/W.C. On the first floor are four generous bedrooms and well appointed four piece family bathroom suite. Outside the property benefits from a large frontage offering ample off road parking and a large rear garden offering a good degree of privacy. To the side of the property there's a purpose built bar perfect for those summer days entertaining friends and family. On the whole this family home offers a perfect blend of character and outstanding modern living rarely seen.

Coach House - This former coach house has been fully refurbished to a very high standard and briefly comprise; entrance hall, a stunning open plan kitchen, dining and living space, large double bedroom and beautifully appointed shower room. On the first floor there's a second large double bedroom. Outside the property has a generous garden and ample off road parking with secure electric gates.

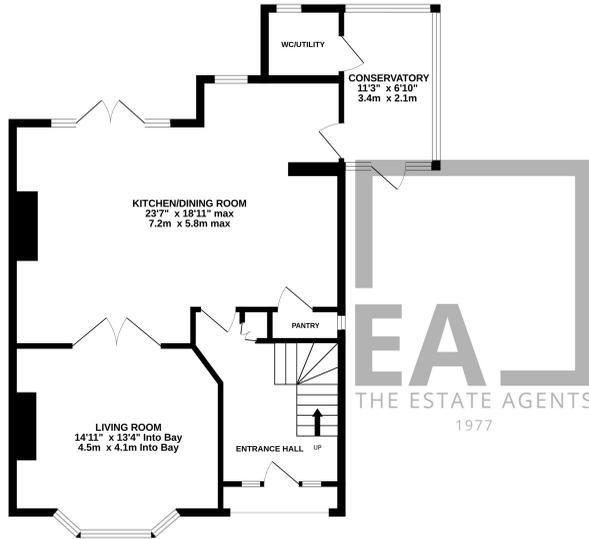
The properties are ideally situated close to local amenities, well regarded schools and within easy reach of the town centre and train station, which has a regular service to London Euston in under an hour.

## POINTS OF INTEREST

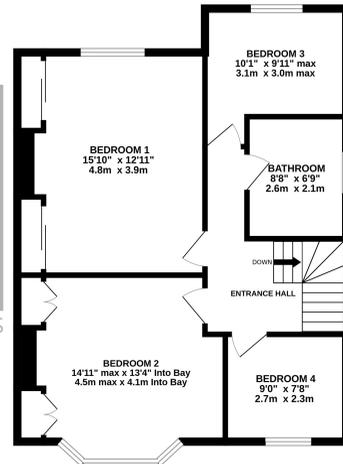
- Four Bedroom House & Two Bedroom Detached Coach House
- Highly Desirable & Sought After Location
- Coach House Would Be Perfect For Extended Family Or Income Potential
- Properties Can Be Sold Separately
- Both Properties Have Been Refurbished To An Extremely High Standard Of Finish
- Ample Off Road Parking
- Coach House Has Secure Electric Gates
- Immaculately Presented Throughout
- Main House EPC Rated D
- Coach House EPC Rated C



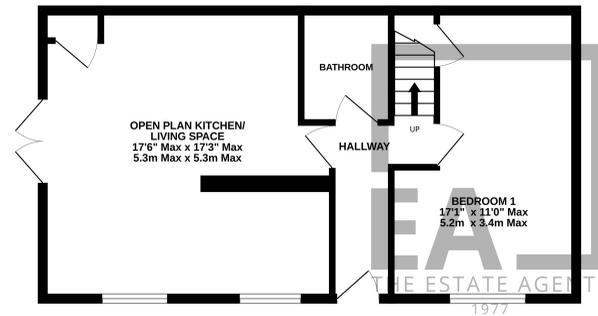
GROUND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



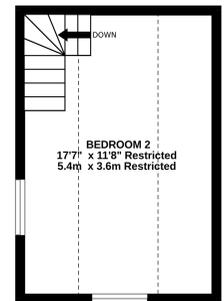
1ST FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.  
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