

# Floorplan and Measurements



First Floor Apartment



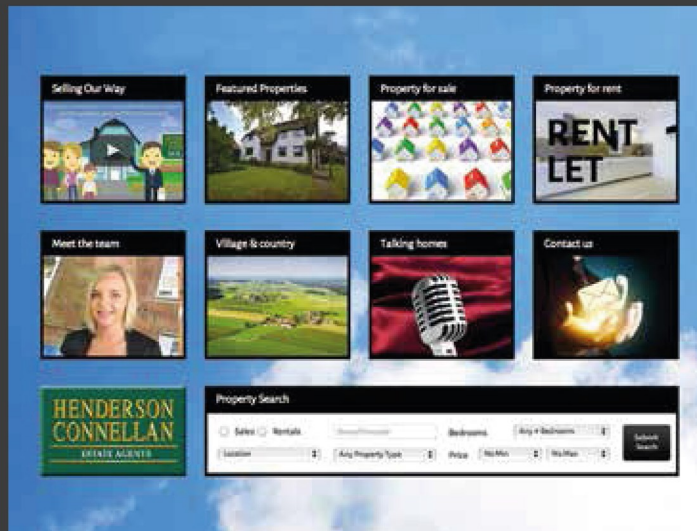
Total area: approx. 103.5 sq. metres (1114.5 sq. feet)



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.



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# Bryn Hafod



## Bryn Hafod House, Hall Lane, Kettering NN15 7LJ



### "Bryn Hafod House"

Own a piece of history with this exceptional first floor apartment, the latest release within the very desirable Middlewest Park development, situated within the architecturally inspiring, Grade II listed Bryn Hafod House, former home to Charles Wicksteed. The fabulous entrance hall has a wonderful period roof light, a real centre piece, the designer kitchen/dining room has a range of integrated appliances, the living room with leaded mullioned windows overlooking the wonderful grounds. There are two fabulous double bedrooms both with en suites. You will find a security entry system and gas central heating as well as allocated parking for two cars. The private residents park with substantial pond, lawn, mature trees and stone wall will offer a wonderful setting in which to enjoy the great outdoors. The Restaurant/Cultural Quarter, General Hospital and mainline railway are a short walk away, the latter reaching St Pancras International in under an hour. Viewings Strictly by appointment.

EPC RATING: Exempt COUNCIL TAX: TBC

- Grade II listed with leaded mullioned windows and elegant fireplace (non functioning)
- Entrance hallway with wonderful, period roof light, a real centerpiece allowing natural light
- Guest Cloakroom featuring a low level WC and pedestal hand wash basin
- Kitchen/Dining room - a fabulous free flowing space enjoying a designer range of base level cupboards and drawers, one and a half bowl sink with single drainer, monobloc tap, integrated single oven with four ring induction hob and extractor. This elegant room provides both living and dining options with a view over the estate parkland and wonderful period feature fireplace (non-functioning)
- Living room - an atmospheric room with elegant tall ceilings which are complimented by ornate cornice amplifying the scale and feel of this lovely room. The room also has views over the estate parkland
- The two bedrooms are lovely, double sized rooms with adjoining en suites
- Gas central heating
- The apartment is accessed by way of a security entry system and security door to the communal area from which stairs lead to the front door of the apartment