



21 KELMARSH ROAD
CLIPSTON, NORTHAMPTONSHIRE



KING WEST



KING WEST

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An attractive village home of character with sympathetic modern touches, situated in the sought after location of Clipston.

21 Kelmarsh Road

Clipston, Northamptonshire, LE16 9RR

Market Harborough 4 miles (HST to St Pancras International), Leicester 20 miles, Kettering 13 miles (HST to St Pancras International, Northampton 16 miles (London Euston), A14 (A1/M1/M6 link road) 3 miles, (All distances approximate)

- Entrance Hall
- Sitting Room
- Dining/Playroom
- Kitchen/Diner
- Cloakroom
- Office/Study
- Principal Bedroom with Dressing Room and Ensuite
- Four Further Bedrooms, Two with Ensuite
- Family Bathroom
- Separate Two Bedroom Annexe
- Mature Garden
- Off Road Vehicle Parking

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Situation

The attractive sought-after village of Clipston on the Leicestershire/Northamptonshire border has a friendly, active community life with two churches, public house, riding school, pre-school nursery and the well regarded Clipston Primary School. Clipston is close to Naseby and shares parts of the historic battle sites of the 1645 Civil War which saw Cromwell’s ultimate defeat of King Charles 1st.

The town of Market Harborough is some four miles away and contains a comprehensive range of shops, commercial centre, theatre, leisure centre and golf club. The city of Leicester has an extensive array of commercial and leisure amenities and a thriving shopping centre. Water sports are available at Pitsford Reservoir and Rutland Water.

The A14 is approximately three miles to the south with the M1 and M6 to the west providing good motorway connections. A main line rail link between Market Harborough and London St Pancras International takes just over one hour, whilst a connection from Kettering is available under the hour. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

The area offers many sought after preparatory schools, Pitsford and Spratton nearby, whilst secondary schools are available at Guilsborough, Rugby, Uppingham, Oundle, Leicester and Northampton.

The Property

21 Kelmarsh Road is an attractive village home built of red brick beneath a slate roof. The original property dates from the 1900’s with later additions to enhance family living.

The accommodation to the ground floor has a warm inviting feel, the sitting room has a feature fireplace with log burner for the winter months and double opening doors leading to the garden. The spacious dining kitchen is ideal for family living having integrated appliances, floor and wall mounted units and ample work surfaces, there are two storage areas off the kitchen. The dining room with feature fireplace is presently used as a playroom for the children, accessed from the kitchen with window overlooking the front garden. A cloakroom and pantry complete the ground floor accommodation.

A wonderful dog leg balustrade staircase leads to the first floor, with a spacious landing leading to the four bedrooms, two having ensuite and a separate family bathroom. Stairs rise to the second-floor principal bedroom with ample built in storage and wardrobes, dressing room and ensuite shower. The second floor is completed by a spacious office/study/bedroom.

Outside

To the front of the property is a fine walled and lawned garden, to the side of the property is gated access for off road parking and leads to the mature rear garden, which is mainly laid to lawn with flowering borders and provides further parking, covered storage area with electric car charging point.

The separate annexe is well equipped and presented with a spacious living/kitchen diner, two bedrooms and shower room.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Services

None of the services have been tested by the agents.

Local Authority

West Northamptonshire Council

Council Tax

House - Council Tax Band G

Annex - TBC

Energy Performance Certificate

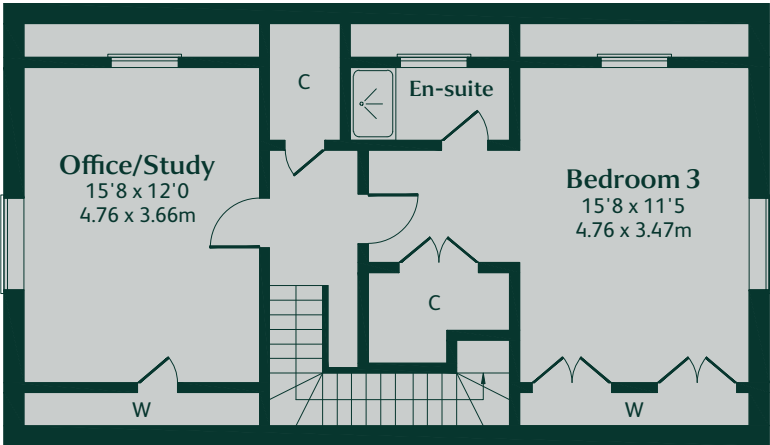
D (21 Kelmarsh Road)

C (The Annexe)

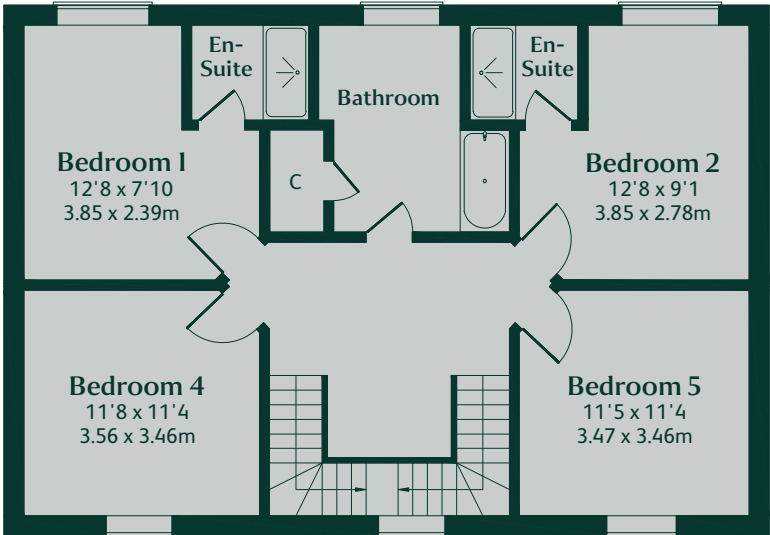


Floorplans

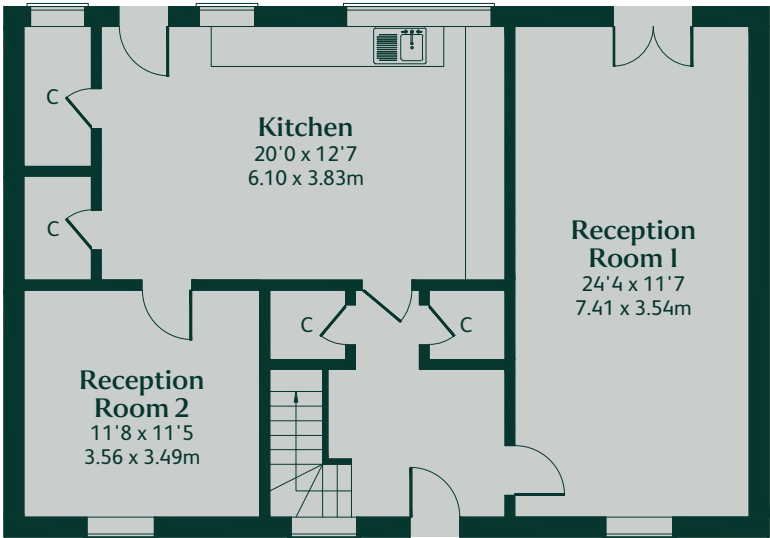
Approximate Gross Internal Area: 3078 sq ft - 286 sq m



Second Floor



First Floor



Ground Floor

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Annexe





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