



51 Crispin Street  
Kettering, NN14 6DA



**Simpson Ellson**

## Unique Four Double Bedroom Victorian Detached Home | Versatile Living Space | Garage & Off-Road Parking

A rare opportunity to acquire this spacious four double bedroom detached Victorian home, offering versatile ground floor living, along with a garage and off-road parking—perfect for modern family life and those seeking a home with both character and practicality.

Beautifully presented throughout, the property retains many original Victorian features, including high ceilings, large sash-style windows and elegant fireplaces, creating a warm and inviting atmosphere. These features are complemented by tasteful contemporary updates, blending period charm with modern comfort.

The ground floor opens into a bright entrance hallway, leading to a versatile front reception room, currently used as a home office, with dual-aspect windows flooding the room with natural light, ideal as a study, formal dining room, or additional sitting area.

To the rear, the open-plan kitchen and dining area forms the heart of the home, fitted with integrated appliances and offering ample space for dining and entertaining, creating a sociable family hub.

Further benefits include a cellar with potential for conversion (STPP), a second reception room currently used as a playroom, and a practical utility room with W/C and storage.

A standout feature is the generously sized lounge, perfect for relaxing and unwinding, with double doors opening onto the private rear garden, creating a superb indoor-outdoor flow.

Externally, the property benefits from a garage and off-road parking, adding convenience and practicality.

Early viewing is recommended to fully appreciate the space, character and flexibility this exceptional home offers, combining period elegance with contemporary family living.

£360,000



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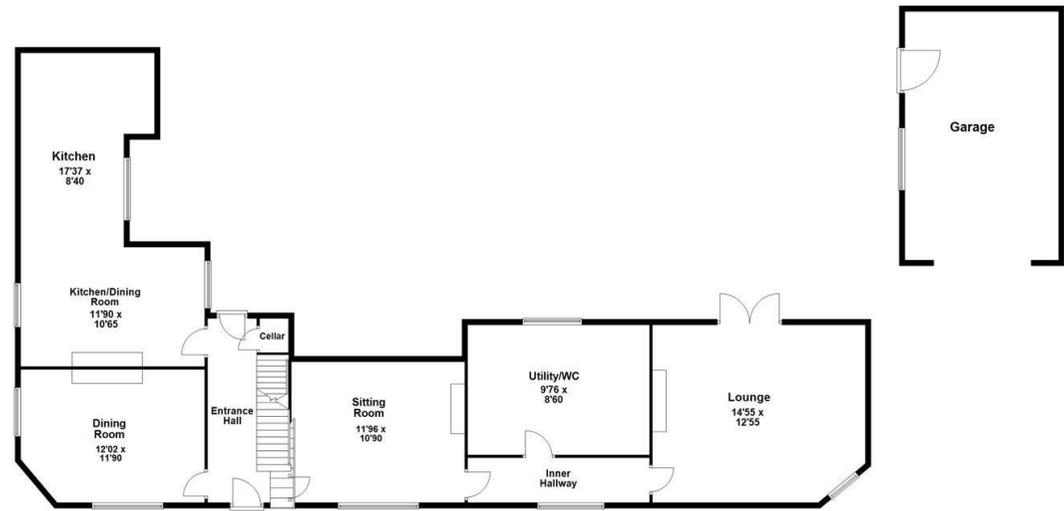
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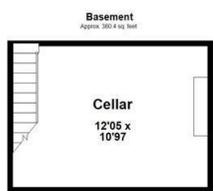
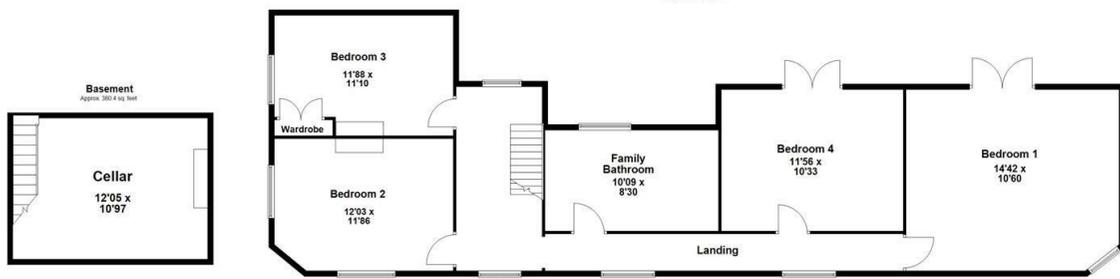
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Ground Floor  
Approx. 3000 sq. feet



First Floor  
Approx. 2022 sq. feet



Total area: approx. 5602.8 sq. feet



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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