



4. Hartwood Croft
Kettering, NN16 9XB



Simpson & Partners

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 4  2  3



About the Property

This exceptional detached family home is perfectly positioned on the outskirts of Kettering, offering the ideal combination of suburban tranquillity and convenient accessibility. The property immediately impresses with its generous off-road parking accommodating several vehicles, complemented by a double garage.

The home's modern comfort is ensured through UPVC double glazing and gas radiator central heating. Upon entering, visitors are greeted by an elegant entrance hall that leads to a thoughtfully designed ground floor layout. The centre piece is undoubtedly the magnificent 20' luxury fitted kitchen/dining room, where culinary enthusiasts will appreciate the premium granite worktop surfaces, seamlessly integrated appliances, and practical tiled flooring enhanced with underfloor heating.

The accommodation flows naturally from the kitchen to a convenient utility room, while the impressive 17' living room creates a welcoming atmosphere cantered around a wood burner. For those seeking additional relaxation space, the conservatory provides a light-filled retreat, also benefiting from underfloor heating. A practical downstairs WC and dedicated study complete the ground floor.

The property's attention to detail is evident in its bespoke Oak staircase, which leads to the first floor where four bedrooms await. Bedroom one is particularly impressive, featuring built-in wardrobes and a luxury fitted en-suite shower room. The family bathroom continues the theme of quality with its luxury four piece suite including a separate shower cubicle.

The landscaped enclosed rear garden provides a private outdoor sanctuary. The garden's position backing onto Weekley Wood offers an exceptional natural backdrop, creating a sense of seclusion while maintaining the convenience of suburban living. This stunning family home truly represents a rare opportunity that demands an internal viewing to fully appreciate its exceptional quality and thoughtful design.

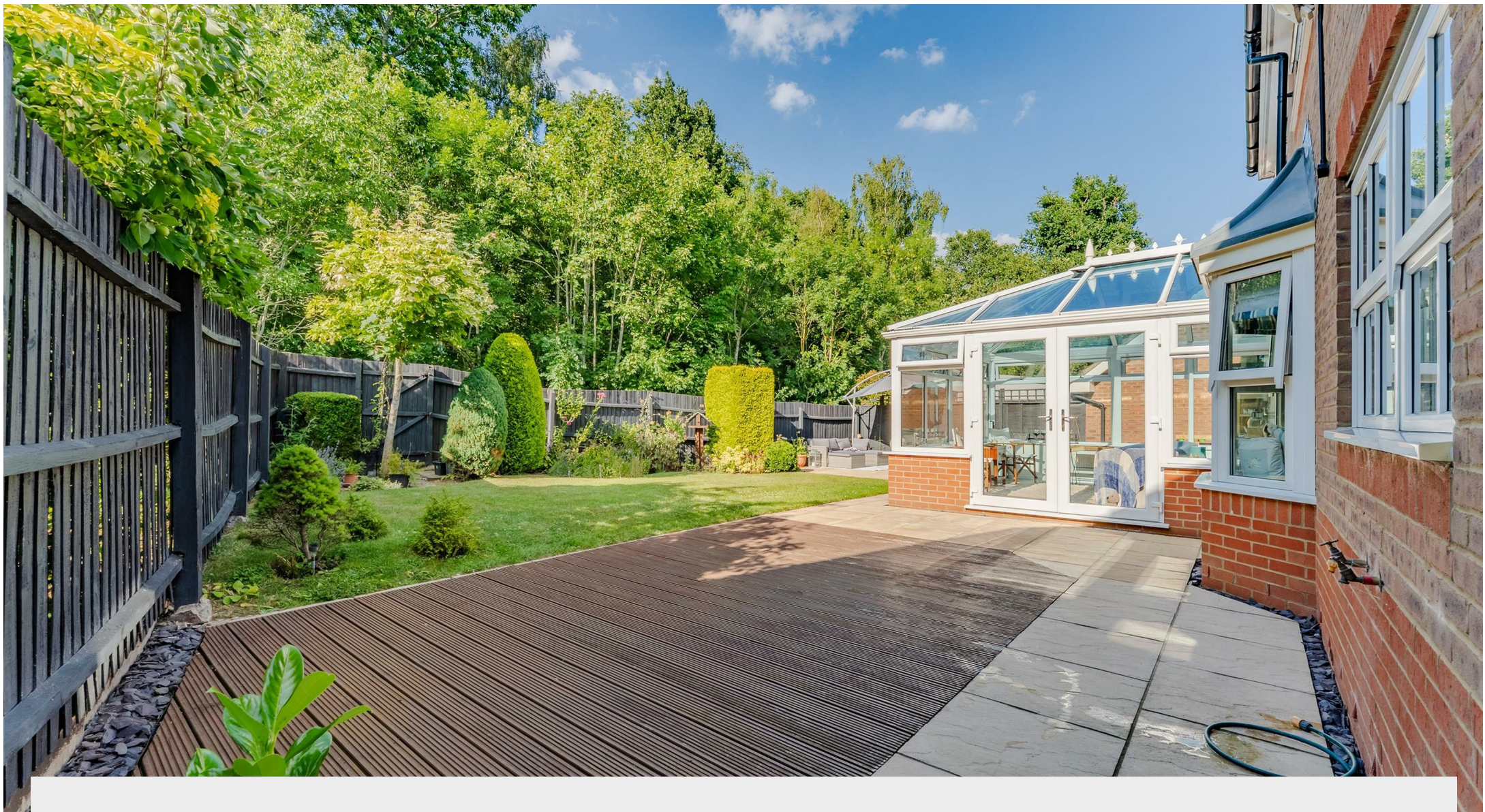
Price £525,000



Entrance Hall:
Downstairs WC:
Kitchen/Dining Room:
Utility Room:
Lounge:
Conservatory:
Study:
First Floor Landing:
Bedroom 1:
En-Suite:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bathroom:
Front:
Double Garage:
Rear Garden:



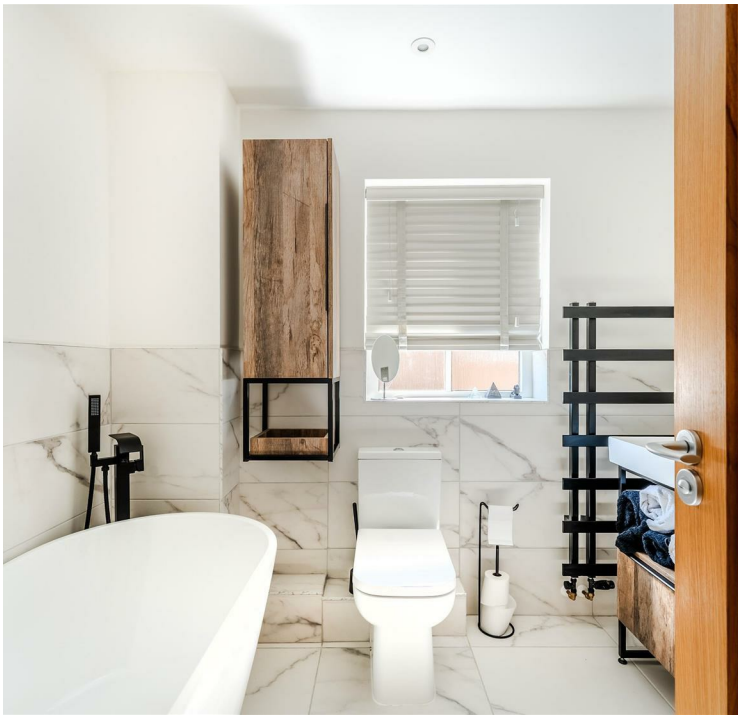




Superb Landscaped Rear Garden







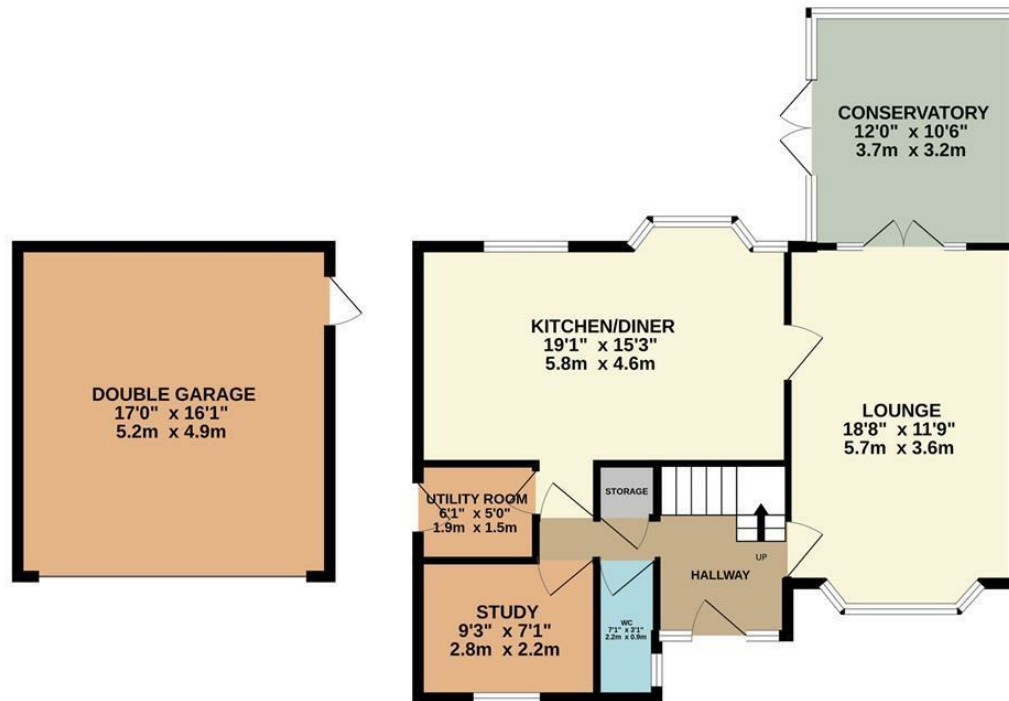
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

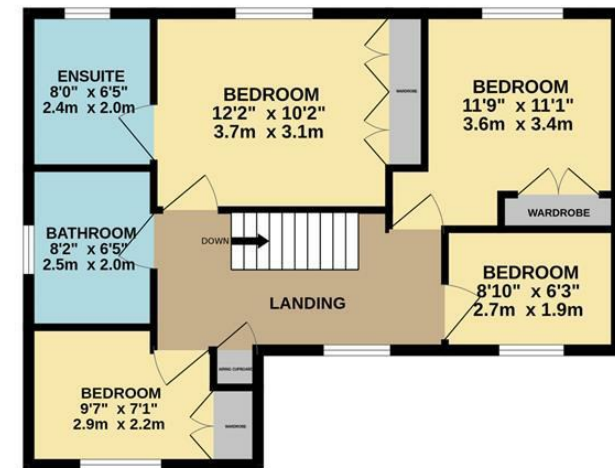


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GROUND FLOOR



1ST FLOOR



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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