



Welcome to this fabulous detached family home! Designed with the modern family in mind, it boasts spacious living areas centred around a stunning large kitchen, complete with bifold doors opening into a delightful enclosed rear garden. Extensively re-built in 2009 to the highest standards by the present owners this property features meticulous attention to detail and high-quality brickwork by Beechdale Builders. Inside, you'll find well-appointed accommodation with gas central heating and PVC double glazing throughout. The kitchen is equipped with a generous range of built-in appliances, perfect for family meals and entertaining. The living room is thoughtfully designed for family gatherings, featuring an elegant fireplace with a gas fire, providing a cozy ambiance.

The grand entrance hall with a galleried landing sets an impressive tone, while additional spaces including an office, music room, and snug area offer versatility for modern living. The ground floor has underfloor heating for added comfort and more wall space. Even the utility room surprises with a thoughtful touch - a laundry chute from the landing!

Upstairs, five generously sized bedrooms await, with the main bedroom boasting a walk-through wardrobe/dressing area and a fabulous en suite. The guest bedroom also enjoys its own en suite for added convenience.

Outside, a level block paved drive provides ample parking and turning space, leading to an oversize integral garage with remote control door and direct access to the house. Power to the drive is available for charging an electric car, making this home not just luxurious but also practical for modern living.

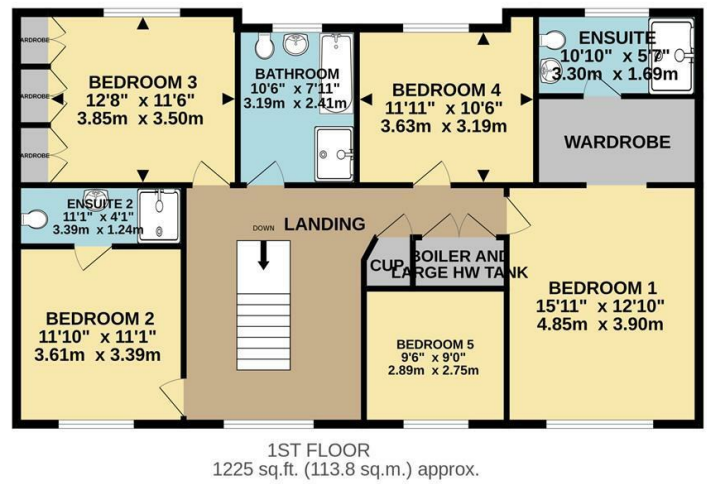
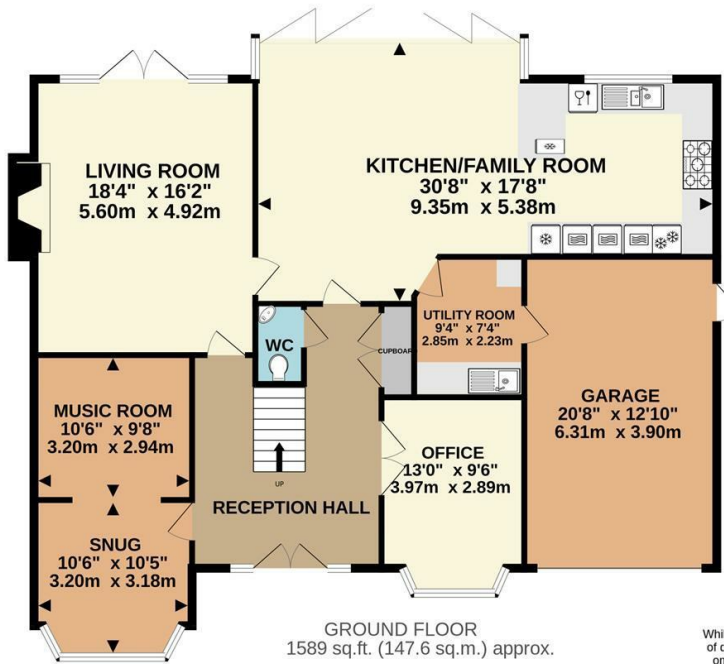
Don't miss the opportunity to view this magnificent family home! Call Lucas today to book your appointment.

**126 Gypsy Lane,  
Kettering  
NN16 8UB**

**Guide Price £700,000**

**Tenure: Freehold  
Energy Rating: C  
Council Tax Band: D**

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UNDERFLOOR HEATING TO GROUND FLOOR

TOTAL FLOOR AREA : 2814 sq.ft. (261.4 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.  
Made with Metropix ©2024

- A fabulous family home rebuilt by the present owners in 2009
- Meticulous attention to detail and well appointed throughout
- Fabulous family kitchen with bifold doors to garden
- Extensive range of built in appliances, utility room, direct access to garage
- Excellent parking and turning, oversize garage, enclosed rear garden not overlooked from behind
- A superb family home thoughtfully designed for modern family living
- Large main bedroom with walk through wardrobe dressing area and en suite
- A short walk from Kettering hospital. Mainline station to London 25 minutes walk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
	74	79

EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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