



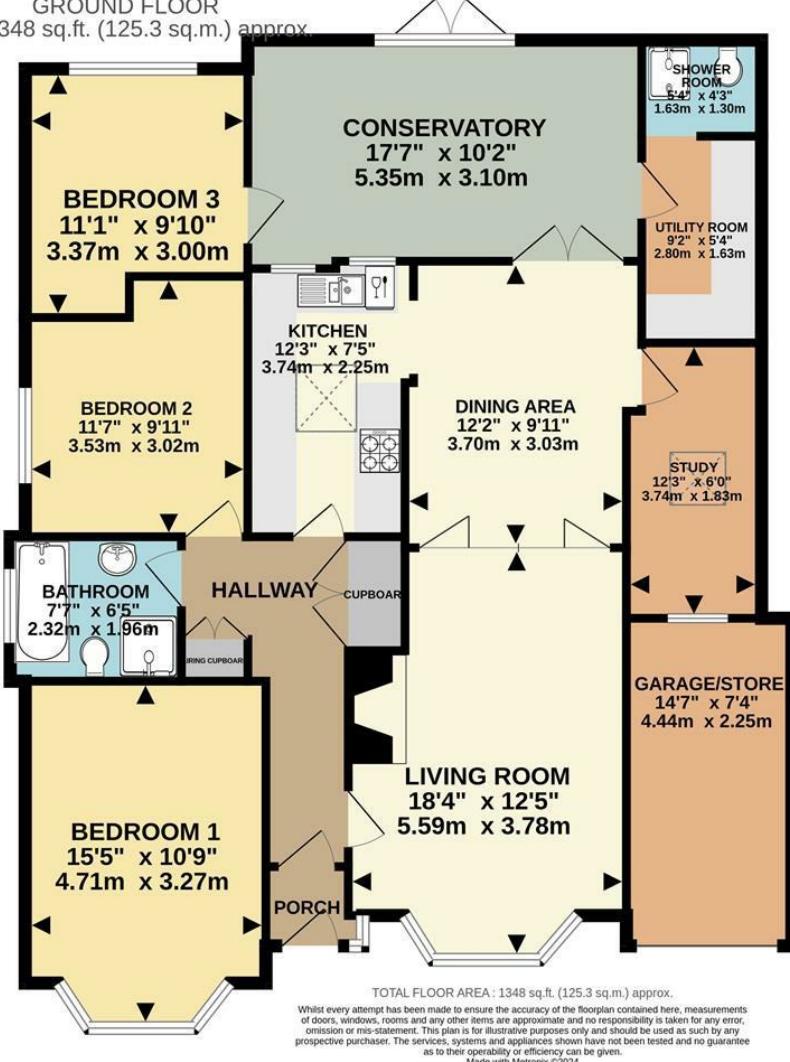
114 Gipsy Lane, Kettering NN16 8UB Asking Price £420,000

A spacious 3 bedroom detached bungalow located in a sought after residential area close to the hospital and within easy walking distance of the town centre and station. The property occupies a secluded plot with parking to the front, a garage and a mature rear garden offering a high degree of privacy. The accommodation offers gas central heating, PVC double glazing including a spacious conservatory, a superb modern white kitchen with appliances and contrasting dark granite work tops all set off with soft light from a sky light. The working kitchen area opens into a spacious dining area which leads into the conservatory and living room. There is a separate utility room and study. The bathroom has a separate shower as well as a bath and there is also a very useful second shower room with wc that is just perfect for when you have guests. This delightful home is tucked away behind tall hedges so it really needs to be seen in order to fully appreciate exactly what it has to offer. The property is located in a residents parking permit area.

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

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GROUND FLOOR
1348 sq.ft. (125.3 sq.m.) approx.



- A spacious detached bungalow occupying a generous sized plot in a tree lined road
- Close to the hospital and within walking distance of the town centre and railway station
- Well presented throughout. Gas central heating, double glazing
- Off road parking to front, garage, mature rear garden with good measure of privacy
- Spacious lounge opening to separate dining area that leads to working kitchen and generous sized conservatory
- 3 double bedrooms, modern bathroom/WC with separate shower and second shower room with WC
- Utility room, study, modern fitted kitchen with appliances and granite working surfaces

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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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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