



Connells

Spriggs Close
Burton Latimer Kettering

Spriggs Close Burton Latimer Kettering NN15 5FW

for sale offers over
£300,000



Property Description

Perfectly positioned on the outskirts of Burton Latimer, Kettering is this three bedroom detached family home complete with garage and driveway. The property is ideally situated for commuters due to the A6 only a short drive away, which leads towards Kettering, Wellingborough and Higham Ferrers. Other local amenities include local shops and primary schools. The property itself offers substantial living space, good size bedrooms, master ensuite and family bathroom, along with fully enclosed rear garden.

On entering this property you are greeted by the light and spacious hallway which houses the stairs to the first floor along with the convenient WC and access to the kitchen and lounge. The lounge is of generous size with being over 18 foot in length and is flooded with natural light due, a great space for spending time as a family and for those cosy film nights. The kitchen also offers great space with the benefit of a dining area over looking the rear garden. The kitchen has been thoughtfully designed, incorporating a modern feel with integrated oven and hob.

The bedrooms are situated to the first floor with two of which are double in size with the third bedroom being an ample single, perfect for a nursery. The master bedroom benefits from its own ensuite. The family bathroom completes this floor.

Externally of the property are front and rear gardens with the single garage to the side of the property and a driveway in front of the

garage.

Ground Floor

Entrance Hall

External door.

Cloakroom

Double glazed window to the front, wash hand basin, WC.

Lounge

18' 3" x 10' 6" (5.56m x 3.20m)

Double glazed windows to the front and rear, carpet flooring.

Kitchen

18' 3" x 11' 3" (5.56m x 3.43m)

Double glazed window to the front, French patio doors to the rear, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and hob with cooker hood and stainless steel splash back, tiled flooring.

First Floor

Landing

Double glazed window to the rear, built in storage cupboard.

Bedroom One

15' 4" x 11' 3" (4.67m x 3.43m)

Double glazed window to the front.

Ensuite

Double glazed window to the rear, shower cubicle.

Bedroom Two

13' 6" x 11' 6" (4.11m x 3.51m)

Double glazed window to the front.

Bedroom Three

11' 6" x 5' 7" (3.51m x 1.70m)

Double glazed window to the front.

Family Bathroom

Double glazed window to the rear.

Externally

Front Garden

Pedestrian path to entrance, laid to lawn, shrubs.

Single Garage And Driveway

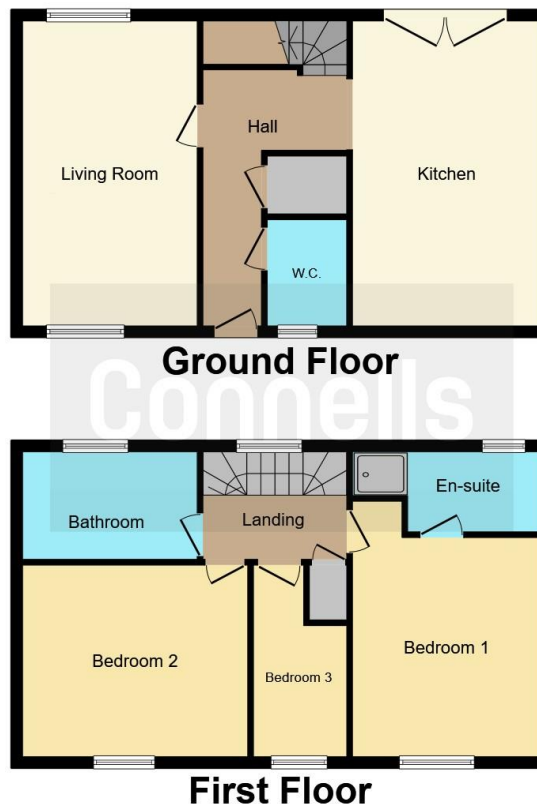
Rear Garden

Fully enclosed with gated side access, patio area, laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308341



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTT308341 - 0007