



Orchard Close, Ringstead Kettering  
**£475,000** Freehold

**Sharman  
Quinney**

# Key Features



- Private Drive
- Versatile living space
- Double Garage
- Contemporary Design
- Wraparound garden

This most thoughtfully designed detached family home, occupies a secluded position within this select development of only three individual executive homes. Outside the front of the property, there is a double garage with ample off road parking for several vehicles.

Upon entrance, there is a porch which leads into a spacious hallway with stairs to galleried first floor. To your right, there is a garden/dining room with six feature Velux windows, a built in storage cupboard and double doors into the rear garden. Next to this, there is a generous sized living room with double aspect windows and double doors into the garden/dining room. To your left, there is a WC, study and kitchen. The kitchen includes storage cupboards, integral appliances, space for a dining table and entrance into the utility. The utility room is complete with a sink basin, storage



cabinets, a walk-in pantry and a patio door into the rear garden.

Upstairs, there are four bedrooms and a family bathroom. Bedroom 1 is a double sized room with fitted wardrobes and an ensuite. Bedroom 2 and 3 are also double sized bedrooms, whilst bedroom 4 is a single size room. The family bathroom is complete with a three piece suite including a fitted shower/bath.

Outside, there is a fantastic wraparound garden with a combination of gravel, lawn and patio. We strongly advise to register your interest early to avoid disappointment.

#### Measurements

Living Room - 5.8m x 3.9m (19' 0" x 12' 8")

Garden/Dining Room - 2.9m x 3.9m (9' 5" x 12' 8")

Kitchen - 3.9m x 3.9m (12' 8" x 12' 8")

Utility - 2.3m x 3m (7' 5" x 9' 8")

Study - 3.2m x 2.9m (10' 5" x 9' 5")

WC

Bedroom 1 - 3.9m x 3.9m (12' 8" x 12' 8")

Ensuite

Bedroom 2 - 3.9m x 2.7m (12' 8" x 8' 9")

Bedroom 3 - 3.2m x 2.9m (10' 5" x 9' 5")

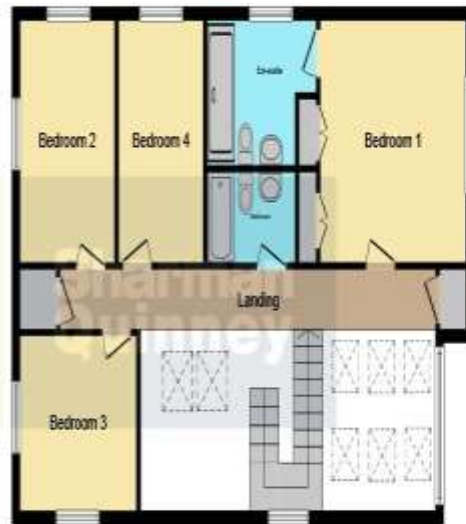
Bedroom 4 - 3.9m x 2.4m (12' 8" x 7' 9")

Family Bathroom





**Ground Floor**



**First Floor**



**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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