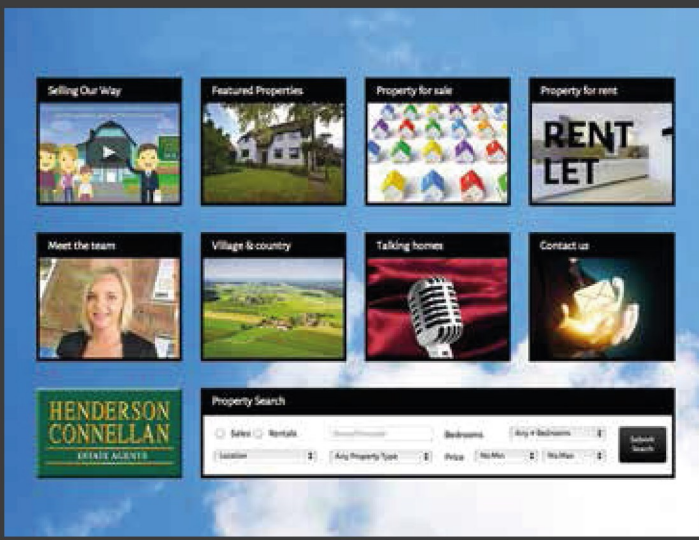
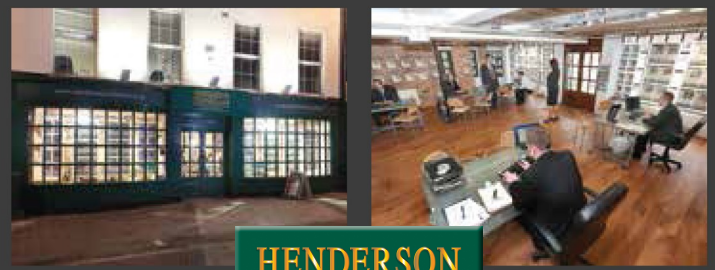


FLOORPLAN AND MEASUREMENTS

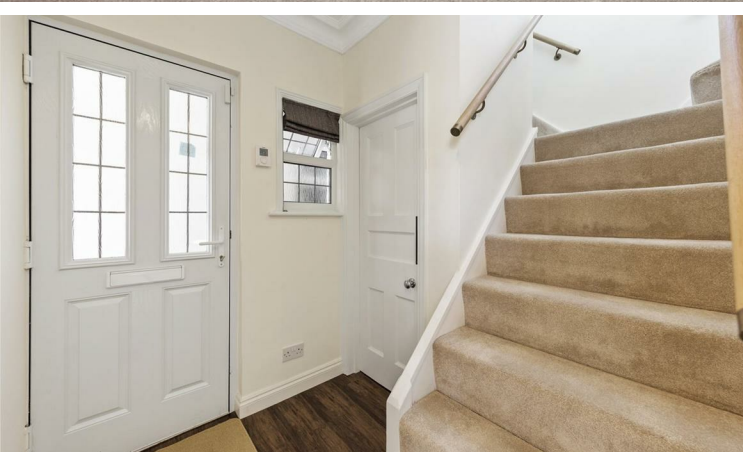


Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Making Waves

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109, Neale Avenue,
Kettering, NNI6 9HG





"Making Waves"

This superb detached residence, situated in the popular north end of Kettering, and close to excellent amenities and good schools, is immaculately presented throughout with the added benefit of an exercise pool! The property comprises a welcoming entrance hall accessing a guest cloakroom, beautifully presented and cosy living room with minster style fireplace with woodburner and attractive stained glass window to the side elevation. The kitchen is fitted with a range of integrated appliances and free flows through to a Family/dining area with french doors opening to the garden terrace. Upstairs expect to find four excellent sized bedrooms and two sumptuously appointed bathrooms. Outside, the property is approached over a paved driveway and neatly arranged foregarden. The perfectly manicured garden enjoys two terraced areas, large lawn flanked by mature shrubs and trees and boasts the fully enclosed and heated 'Panache Pools' exercise pool. The converted garage with electric roller door is currently utilised as a workshop and separate room with bi-folding doors to the garden terrace, plumbing for appliances and fitted shower. It offers potential purchasers the opportunity for conversion to an annexe, or would be perfect for a home office
EPC Rating: D COUNCIL TAX: D

GARDENS AND EXTERIOR

Outside
The property is approached over a cobbled driveway with parking for one car in front of the garage/ workshop. The neatly maintained and walled fore garden is enclosed by railings. A secure side gate accesses the rear garden which has a large paved dining terrace, steps leading to a lawned area flanked by mature shrubs and trees offering plenty of privacy, with a further decked terrace with summer house to the head of the garden. The "Panache" fitness pool is a fantastic addition, is fully enclosed with sliding doors for use all year round with its own pump and boiler system. The converted garage with electric roller door to the front has two sections; the front currently offering workshop space and the rear with double glazed bi-folding doors an idea gym/ home office with fitted shower enclosure and plumbing for utility appliances. The space could also have fantastic annexe potential.





INTERIOR

- Gas central heating with UPVC double glazed windows and doors
- Security alarm system
- Entrance hall - accessed via the side elevation, fitted with wood effect luxury vinyl tile flooring, stairs rising to first floor and doors to:
 - Guest cloakroom - fitted with low level WC, wash hand basin and chrome heated towel rail
 - Living room - a beautifully light and airy room with dual aspect, stained glass window to side elevation, coving, and woodburner set into a Minster style fireplace
 - Kitchen - fitted with a range of white eye and base level units and drawers with a range of integrated appliances to include fridge/freezer, single eye level oven and microwave combination, four ring induction hob with extractor over, and a single under mount sink set into quartz worksurfaces with monobloc tap over. Useful pantry cupboard. The kitchen free flows through to a generous family/dining space in the guise of a conservatory which enjoys a continuation of the luxury vinyl tiled flooring with views over the immaculate garden, and French doors

- to the garden terrace
- To the first floor are four excellent sized bedrooms and two bathrooms. Accessed via a single staircase rising to the first floor the split stairs lead to the Principal room fitted with wardrobes, and bathroom which has been fitted with wash hand basin set into vanity unit, double shower enclosure, WC, panel enclosed bath, is fully tiled and enjoys underfloor heating.
- Principal Bathroom - a luxurious space with large bath with central tap, chrome heated towel rail, WC, shower enclosure, wash hand basin set into vanity unit, fully tiled with ambient lighting and underfloor heating

