



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Malvern Close, Kettering NN16

"A Home of Epic Proportions"

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"A Home of Epic Proportions"

Superior design and space can all be found in this impressive detached family home occupying an impressive plot. The location means that Brambleside School, the town centre and A14 are all within easy reach. The sprawling floor plan offers palatial rooms to include an entrance hall, guest cloakroom, bay fronted living room with feature fireplace, formal dining room, family room/study, and a generous kitchen/breakfast room leading to the utility room. Upstairs there is a principal bathroom and four double bedrooms, the master with ensuite. Gas central heating and UPVC double glazed windows compliment the interior. Outside a private double width driveway leads to a double garage, the foregarden is enclosed by hedging and the rear garden is well kept.

- Gas central heating
- UPVC double glazed windows.
- Entrance Hall with oak style flooring, cove cornicing, useful storage cupboard, doors, to;
- Guest cloakroom - suite comprising of low-level WC and wash hand basin with monobloc tap, ceramic tiled splashback.
- Family Room/Study - Currently set up as a double bedroom, this versatile space offers flexible options to retain as a bedroom or become a great size family room/study
- Dining Room - a generous size offering formal dining options
- Living Room - bay fronted living room with French doors to the rear garden, a fantastic size, with cove cornicing, and an abundance of natural light. features fireplace
- Kitchen/Breakfast Room - with a range of base and eyelevel cupboards and drawers, one and a half bowl, single drainer, monobloc tap, ceramic tiled splashback, granite effect worksurface with integrated dishwasher, double oven and four ring gas hob with extractor, further space for an upright, fridge and freezer
- Utility Room- With complimenting units, single bowl, monobloc tap, with recess for washing machine
- Upstairs the landing has access to the loft space and an airing cupboard.
- The principal bathroom with a low-level WC, wash handbasin with monobloc tap, ceramic tiled splashbacks panelled bath, and separate corner shower with glass panel enclosure, ceramic tiled splash backs
- There are four bedrooms, all of which are generous double bedrooms, the master bedroom with built in wardrobes and an ensuite to include low-level WC, wash hand basin with monobloc tap, corner shower enclosure, ceramic tiled splashbacks and





- Brambleside
- Convenient Location
- Quiet cul-de-sac
- EPC RATING: D
- Local Schools
- Double Garage
- Easy access to transport links
- COUNCIL TAX: E



15-16 Market Place, Kettering,
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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.

