



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## 2 Sanderson Close "A Sound Investment"

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## "A Sound Investment"

This modern semi detached home is situated on the very popular Kettering leisure Village development occupying a fabulous plot with private driveway and garaging. The well-presented interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, kitchen with integrated oven and hob, living room, providing both living and dining options, Two double bedrooms and a principal bathroom. In addition to the driveway and garage the front and rear garden are well kept. The town centre, mainline railway and Restaurant Quarter are a short walk away. Tenants currently in occupation and keen to remain, this could be a ready made for an investor buyer.

**Living Room** - 3.91m x 3.58m (12'10" x 11'9")

**Kitchen** - 2.95m x 2.29m (9'8" x 7'6")

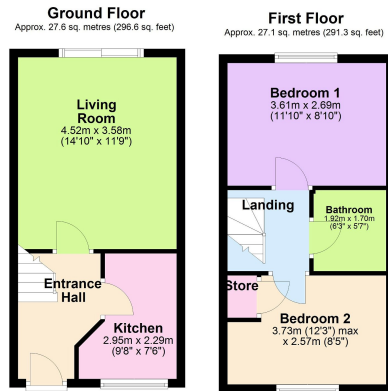
**Bedroom** - 3.61m x 2.69m (11'10" x 8'10")

**Bedroom** - 3.61m x 2.57m (11'10" x 8'5")

**Bathroom** - 3.61m x 2.57m (11'10" x 8'5")

**Bathroom** - 1.91m x 1.7m (6'3" x 5'7")





Total area: approx. 54.6 sq. metres (587.9 sq. feet)

- Mews House
- Two Bedrooms
- Parking and Single Garage
- Investment
- Tenant in Occupation
- Gas Central Heating
- EPC RATING: D
- COUNCIL TAX: B



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.

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