



**HENDERSON
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ESTATE AGENTS

Sanderson Close, Kettering
"Grounds for Excitement"

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"Grounds for Excitement"

Occupying a generous plot, with wrap around gardens this semi detached home is discreetly positioned in a select enclave within the highly desirable Leisure Village. With a block paved driveway leading to a private driveway with a front, side and rear gardens. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, kitchen with integrated oven and hob, living/dining room, two double bedrooms and a bathroom. The Leisure Village, Town Centre and mainline railway are within easy reach. This would make a great investment, with tenants in occupation and keen to remain if possible.

Living Room - 4.34m x 3.61m (14'3" x 11'10")

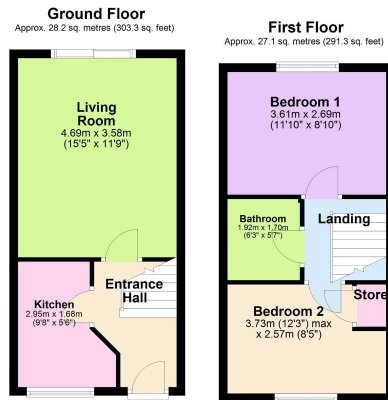
Kitchen - 2.97m x 2.29m (9'9" x 7'6")

Bedroom One - 3.63m x 2.74m (11'11" x 9'0")

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

Bathroom - 1.93m x 1.7m (6'4" x 5'7")





Total area: approx. 55.2 sq. metres (594.5 sq. feet)

- Semi Detached
- Two Bedrooms
- Parking and Single Garage
- Investment
- Tenant in Occupation
- Gas Central Heating
- EPC RATING:C
- 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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