



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

39 Cottesmore Ave,  
"Family Living"

4 1 2



## "Family Living"

Set in this most desirable, established location within Barton Seagrave this fabulous four-bedroom detached home is within easy reach of schools, Wicksteed Park and a wealth of amenities. The spacious interior is in need of some modernisation and comprises entrance hallway, bay fronted living room, formal dining room flowing to the conservatory and kitchen with complimenting utility cupboard. Upstairs you will find both the family bathroom and additional separate WC. The four bedrooms are good sizes, two of which are doubles. Outside the driveway provides off road parking in front of the extensive car port leading to the double garage located behind the property. The stunning rear gardens are beautifully maintained and provide the perfect space for family entertaining. A property that simply must be viewed and a great opportunity to buy on this desirable road.

**Living Room** - 3.71m x 3.61m (12'2" x 11'10")

**Dining Room** - 3.61m x 3.3m (11'10" x 10'10")

**Kitchen/Breakfast Room** - 3.53m x 3.15m (11'7" x 10'4")

**Conservatory** - 2.64m x 2.24m (8'8" x 7'4")

**Bedroom 1** - 3.35m x 3.28m (11'0" x 10'9")

**Bedroom 2** - 2.74m x 2.34m (9'0" x 7'8")

**Bedroom 3** - 3.63m x 2.01m (11'11" x 6'7")

**Bedroom 4** - 2.41m x 1.78m (7'11" x 5'10")

**Bathroom** - 2.36m x 2.34m (7'9" x 7'8")



- Detached House
- Four Bedrooms
- Two Reception Rooms
- Double Garage
- Large Garden
- Off Street Parking
- COUNCIL TAX: D
- EPC RATING: D



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)



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.

15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

