



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Gipsy Lane, Kettering NN16

"Through The Round Window"

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This fabulous detached home occupies a significant plot situated on this most desirable tree lined lane, a short walk from the General Hospital, Mainline Railway and Restaurant/Cultural Quarter. The light filled interior is well presented with an entrance hall with lovely feature circular windows, the free flowing living/dining room enjoys the warmth of a woodburner, the kitchen/breakfast room has a range cooker and central island which flows to the family room/snug overlooking the rear garden.

There is a guest cloakroom and utility room. Upstairs the lovely bathroom has a roll top bath and separate shower enclosure, the three bedrooms are good sizes, two of which are double sized with built in wardrobes. Outside the large block paved private driveway has plenty of parking leading to a storage area within the garage, the rear garden is substantial, enjoying an established feel, also offering scope to extend subject to planning permission. Come and see for yourself!

Living Room - 4.04m x 3.76m (13'3" x 12'4")

Dining Room - 3.02m x 2.39m (9'11" x 7'10")

Kitchen - 3.68m x 3.48m (12'1" x 11'5")

Utility Room - 2.41m x 2.18m (7'11" x 7'2")

WC - 2.06m x 1.37m (6'9" x 4'6")

Family Room/Snug - 3.38m x 2.87m (11'1" x 9'5")

Store/Workshop - 2.57m x 2.49m (8'5" x 8'2")

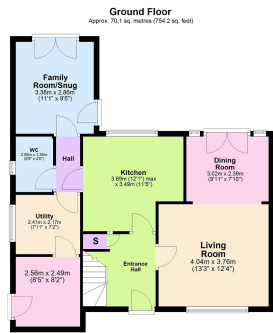
Bathroom - 2.92m x 2.08m (9'7" x 6'10")

Bedroom 1 - 3.35m x 3.15m (11'0" x 10'4")

Bedroom 2 - 3.86m x 2.84m (12'8" x 9'4")

Bedroom 3 - 3.15m x 1.96m (10'4" x 6'5")





Total area: approx. 112.8 sq. metres (1213.7 sq. feet)

- Detached House
- Three Bedrooms
- Two Bathrooms
- Parking For Five Cars
- Council Tax: E
- EPC Rating: D



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

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.

