



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Marlin Rise, Kettering NN15

"Level Living - Perfected"

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## "Level Living - Perfected"

This exceptional detached bungalow is discreetly set in this modern, select enclave of bungalows. The interior is finished to the highest standard with quality fittings throughout to include gas central heating, UPVC double glazed windows, Oak interior doors. There is an entrance hall, kitchen/dining room with Quartz work surfaces and integrated appliances, a separate utility room, living room with elegant fireplace and a wonderful conservatory overlooking the gardens. The principal shower room is well appointed, the three bedrooms are good sizes, the principal bedroom with fitted wardrobes and stylish en suite, the guest bedroom also with fitted wardrobes.

Outside the landscaped gardens enjoy a meticulous finish with a planted foregarden, private driveway with single garage with electric door and a beautifully presented rear garden arranged with easy care in mind, with a private feel perfect for alfresco living. The mainline railway, Restaurant/Cultural Quarter and Wicksteed Park are all within easy reach. Simply outstanding!

**Living Room** - 4.67m x 3.56m (15'4" x 11'8")

**Kitchen/Breakfast Room** - 4.7m x 3.02m (15'5" x 9'11")

**Utility Room** - 2.44m x 1.93m (8'0" x 6'4")

**Conservatory** - 3.38m x 2.67m (11'1" x 8'9")

**Bedroom One** - 5.59m x 2.51m (18'4" x 8'3")

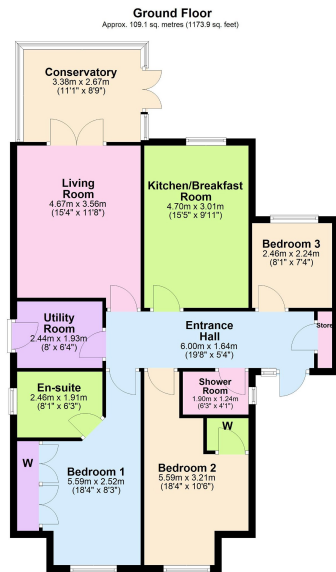
**En suite** - 2.46m x 1.91m (8'1" x 6'3")

**Bedroom Two** - 5.59m x 3.2m (18'4" x 10'6")

**Bedroom Three** - 2.46m x 2.24m (8'1" x 7'4")

**Shower Room** - 1.91m x 1.24m (6'3" x 4'1")





Total area: approx. 109.1 sq. metres (1173.9 sq. feet)

- Detached Bungalow
- Three Bedrooms
- No Chain
- Parking for Two Cars
- Single Garage
- Landscaped Garden
- High Specification
- En suite and Principal Bathroom
- EPC RATING: B
- COUNCIL TAX: D



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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