



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Swinburne Close, Kettering NN16

"A Home That Has It All!"

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## "A Home That Has It All!"

This impressive, extended semi detached family home offers a sprawling, versatile interior, positioned in this desirable cul de sac within easy reach of a variety of schools, amenities, and the town centre. The entrance hall leads to a living room, separate formal dining room and a fitted kitchen with adjoining utility room. There is a study and a playroom, which could be utilised as optional bedroom, complete with a bathroom to the ground floor. Upstairs there is a principal bathroom and four bedrooms, the master bedroom with en suite and dressing room. Outside you will find a lawned foregarden, private driveway providing off road parking and a well kept enclosed rear garden. A floor plan for all reasons !!

**Living Room** - 3.84m x 3.53m (12'7" x 11'7")

**Dining Room** - 4.09m x 3.18m (13'5" x 10'5")

**Study** - 3.12m x 2.16m (10'3" x 7'1")

**Kitchen** - 2.95m x 2.24m (9'8" x 7'4")

**Bathroom** - 2.13m x 2.03m (7'0" x 6'8")

**Utility Room** - 1.96m x 0.89m (6'5" x 2'11")

**Play Room** - 4.09m x 3.18m (13'5" x 10'5")

**Bedroom 1** - 4.29m x 4.09m (14'1" x 13'5")

**Dressing Room** - 2.01m x 1.85m (6'7" x 6'1")

**Ensuite** - 2.01m x 1.85m (6'7" x 6'1")

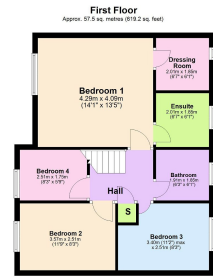
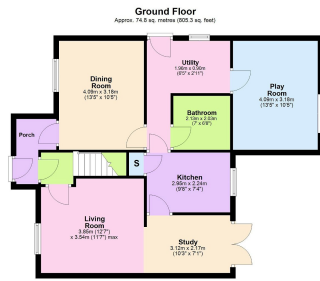
**Bedroom 2** - 3.58m x 2.51m (11'9" x 8'3")

**Bedroom 3** - 3.4m x 2.51m (11'2" x 8'3")

**Bedroom 4** - 2.51m x 2.67m (8'3" x 8'9")

**Bathroom** - 1.91m x 1.85m (6'3" x 6'1")





Total area: approx. 132.3 sq. metres (1424.5 sq. feet)

- Semi Detached
- Four Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Utility Area
- Parking For Two/Three Cars
- Council Tax: B
- 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.

