



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Edward Road, Kettering NN15

"Excels In Every Way!"

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## "Excels In Every Way!"

This exceptional semi detached bay fronted bungalow occupies a very impressive corner plot with a substantial block paved driveway ideal for a motorhome or caravan. The location on the South side of town is ultra convenient with a shop moments away, bus routes, the town centre and Wicksteed Park within easy reach. The well-presented interior benefits from UPVC double glazing and gas central heating to include an entrance hall, living room with feature fireplace and the warmth of a woodburner, there is a free flowing dining room which leads to the kitchen with integrated oven and hob and a sun room with lovely views over the garden. You will also find two double bedrooms and a principal bathroom. Outside the driveway offers plenty of parking leading to a single garage, the foregarden is laid to lawn set behind a manicured hedge and the lovely rear garden is well kept with summer house ideal as a garden retreat or working from home. Come and see for yourself !

**Living Room** - 3.71m x 3.66m (12'2" x 12'0")

**Kitchen** - 3.2m x 1.85m (10'6" x 6'1")

**Dining Room** - 3.3m x 3.05m (10'10" x 10'0")

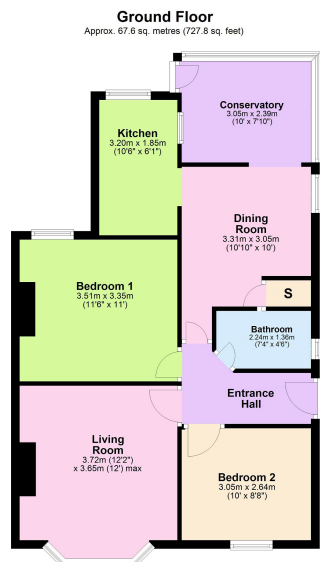
**Conservatory** - 3.05m x 2.39m (10'0" x 7'10")

**Bedroom 1** - 3.51m x 3.35m (11'6" x 11'0")

**Bedroom 2** - 3.05m x 2.64m (10'0" x 8'8")

**Bathroom** - 2.24m x 1.37m (7'4" x 4'6")





Total area: approx. 67.6 sq. metres (727.8 sq. feet)

- Semi Detached Bungalow
- Two Bedrooms
- Conservatory
- Single Garage
- Parking For Four
- Council Tax: B
- EPC Rating: Pending



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.

