



**HENDERSON
CONNELLAN**
ESTATE AGENTS

St. Marys Road, Kettering NN15

"Room To Grow"

4 3 2



"Room To Grow"

This fabulous detached home offers versatility discreetly positioned on this most desirable road. The town centre, mainline railway, Wicksteed Park and a wealth of amenities are within easy reach. The interior offers huge potential, great for family living or for those looking for space and lateral living. The entrance vestibule leads to an entrance hall, living room with views over the garden, a generous kitchen/ breakfast room, guest cloakroom/shower room, sun room, and garden room. There is a snug and two further double sized rooms which could be reception rooms ideal for those working from home. Upstairs there are two further bedrooms, one of which is double sized with an en suite. Outside the private driveway leads to a single garage, the fabulous rear garden is a great size enjoying a mature feel. A home with so many options and so much potential.

Living Room - 4.57m x 3.68m (15'0" x 12'1")

Kitchen/Dining Room - 4.39m x 3.07m (14'5" x 10'1")

Conservatory - 3.58m x 1.85m (11'9" x 6'1")

Utility Room - 1.75m x 1.19m (5'9" x 3'11")

Shower Room - 1.85m x 0.94m (6'1" x 3'1")

Snug - 3.91m x 3.07m (12'10" x 10'1")

Garden Room - 3.18m x 2.31m (10'5" x 7'7")

Bedroom One - 3.63m x 3.61m (11'11" x 11'10")

Bedroom Two - 3.05m x 3.05m (10'0" x 10'0")

Bathroom - 2.31m x 1.98m (7'7" x 6'6")

Bedroom Three - 3.84m x 3.78m (12'7" x 12'5")

Ensuite - 2.21m x 1.68m (7'3" x 5'6")

Bedroom Four - 3.3m x 3.07m (10'10" x 10'1")

Garage - 5.05m x 2.21m (16'7" x 7'3")





Total area: approx. 148.7 sq. metres (1600.1 sq. feet)

- Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Generous Gardens
- Driveway and Garage
- COUNCIL TAX: E
- EPC RATING: E



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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