



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Spinney Lane, Kettering NN15

"Park Life"

3 2 2





## "Park Life"

This very impressive home offers lateral living, discreetly positioned on this private lane moments from Wicksteed Park and lovely seasonal walks. The stylish interior includes an entrance hall, generous kitchen/breakfast room with granite worksurfaces flowing to a fabulous dining/family room with bi-folding doors to the garden, utility room and a living room enjoying the warmth of a wood burner. There is a principal bathroom and three double bedrooms, the main bedroom featuring an ensuite. Gas central heating and sealed unit double glazing complete the inside.

The lovely gardens feature a private gravelled driveway with parking for three/four cars leading to a single garage, the lovely wrap around gardens are beautifully kept enjoying a mature and private feel. Kettering, its mainline railway, and a wealth of amenities are within easy reach. Secluded, yet moments from urbanisation.

**Living Room** - 4.95m x 4.22m (16'3" x 13'10")

**Kitchen/Dining Room** - 3.68m x 3.68m (12'1" x 12'1")

**Family Room** - 4.19m x 2.9m (13'9" x 9'6")

**Bedroom 1** - 3.53m x 2.9m (11'7" x 9'6")

**Ensuite** - 1.75m x 1.5m (5'9" x 4'11")

**Bedroom 2** - 3.78m x 3.1m (12'5" x 10'2")

**Bedroom 3** - 3.33m x 3.1m (10'11" x 10'2")

**Utility Room** - 1.83m x 1.52m (6'0" x 5'0")

**Bathroom** - 2.87m x 2.29m (9'5" x 7'6")





- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Parking For Four Cars
- Large Garden
- Garage
- Council Tax: E
- EPC RATING: E



Total area: approx. 115.6 sq. metres (1244.5 sq. feet)



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.

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

