



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Spinney Lane, Kettering NN15

"Lateral Living"

3 2 2



"Lateral Living"

Can be found in this exceptional home offering a stylish, free flowing and versatile interior occupying a very impressive plot situated on this most desirable lane. The wonderful wrap around garden enjoys a mature feel with scope to extend or even the option to go up, subject to appropriate planning permission. The stylish interior benefits from gas central heating and sealed unit double glazed windows to include an entrance hall, utility room, wonderful, free flowing designer kitchen/dining/family room with granite work surfaces and bi-folding doors creating an open aperture to the outdoors, the light filled living room enjoys the warmth of a wood burner with views over the gardens. The flexible layout offers the option of a principal bathroom and three double bedrooms ideal for a multitude of uses if desired, the main bedroom benefiting from an ensuite. Outside the wonderful gardens feature a deep private driveway with parking for three cars, a single garage and beautifully kept lawns complimented by established hedging, mature trees and various seating areas. The great outdoors can be further enhanced with lovely walks moments away within Wicksteed Park, schooling, the Town Centre, and the mainline railway are all within easy reach. The appeal of this very special home and location, offers a unique blend of a discreet setting, yet an ultra-convenient urban location. This fabulous home must be seen to be fully appreciated as well as recognising the further potential offered if desired.

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")

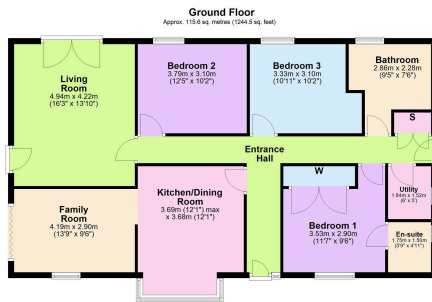
Bedroom 2 - 3.78m x 3.1m (12'5" x 10'2")

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")





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

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Parking For Four Cars
- Large Garden
- 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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