



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## The Oval, Kettering

"All About Space!"

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## "All About Space!"

You will find plenty of room for everyone in this substantial, extended home situated on this fabulous corner plot. The town centre and mainline railway are within easy reach. The significant, extended accommodation benefits from gas central heating and UPVC double glazed windows to include an entrance hall, free flowing kitchen/breakfast room, a separate sizeable formal dining room, conservatory and an enormous living room with feature fireplace. Upstairs expect to find a principal bathroom and four bedrooms, the master with en-suite (needs to be completed). Well kept wrap around gardens include a patio and decked seating areas alongside a neatly laid lawn providing the perfect space for entertaining. There was formally parking which could be reinstated ( subject to planning approval) and also a garage currently used for storage. Arrange your viewing today to appreciate this spacious family home.

### Living room

8.00m x 3.66m/3.05m (26'3 x 12"10)

### Dining room

5.44m x 3.15m (17'10 x 10'4)

### Conservatory

3.28m x 3.02m (10'9 x 9'11)

### Kitchen/breakfast room

5.99m x 3.23m (19'8 x 10'7)

### Bedroom 1

4.37m x 3.96m (14'4 x 13)

### Bedroom 2

3.53m x 2.49m (11'7 x 8'2)

### Bedroom 3

2.87m x 2.49m (9'5 x 8'2)

### Bedroom 4

2.51m x 1.88m (8'3 x 6'2)

### Bathroom

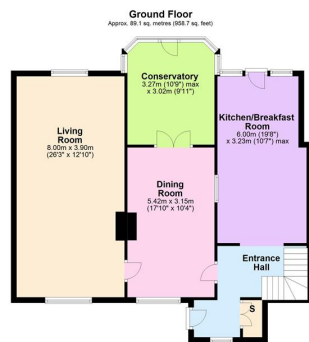
1.93m x 1.60m (6'4 x 5'3)

### En-suite

3.96m x 1.65m (13 x 5'5)







Total area: approx. 150.0 sq. metres (1614.4 sq. feet)

- Four Bedrooms
- Semi Detached
- Front and Rear Gardens
- Three Reception Rooms
- EPC RATING: D
- COUNCIL TAX: A



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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