



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Warkton Lane, Kettering NN15

"An Address to Impress"

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Its not only the most desirable address on Warkton Lane that speaks volumes, so to does this exceptional extended detached residence. The stylish, high specification interior includes an impressive reception hall with oak flooring and useful walk in cupboard, the living room enjoys a dual aspect with attractive feature fireplace with living flame gas fire, the separate snug is a great size offering a multitude of uses and the designer kitchen/dining/family room has Quartz work surfaces, a great social space and there is a separate utility room/guest cloakroom. Upstairs the generous landing is ideal as a study leading to the principal bathroom and four double bedrooms, the master with en suite and three of the bedrooms with fitted wardrobes. Gas central heating and UPVC double glazing concludes the interior. Outside a double width driveway provides parking for four cars, the foregarden and generous rear garden are well kept. Lovely walks, the town centre, Wicksteed Park and the mainline railway are all within easy reach.

Living Room - 7.29m x 3.63m (23'11" x 11'11")

Kitchen/Dining Room/Family Room - 5.33m x 4.19m (17'6" x 13'9")

WC Utility - 2.59m x 1.8m (8'6" x 5'11")

Storage - 2.59m x 1.04m (8'6" x 3'5")

Snug - 4.22m x 3.86m (13'10" x 12'8")

Bedroom 1 - 5.61m x 2.92m (18'5" x 9'7")

Ensuite - 1.8m x 1.75m (5'11" x 5'9")

Bedroom 2 - 3.61m x 3.12m (11'10" x 10'3")

Bedroom 3 - 4.7m x 2.82m (15'5" x 9'3")

Bedroom 4 - 3.91m x 2.95m (12'10" x 9'8")

Bathroom - 3.61m x 2.62m (11'10" x 8'7")





- Detached House
- Two Bathrooms
- Generous Garden
- Council Tax: E
- Parking for Four Cars
- Four Double Bedrooms
- EPC Rating: C



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,
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