



**HENDERSON
CONNELLAN**
ESTATE AGENTS

2 Pipers Close, "The Generation Game"

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"The Generation Game"

Family living, parents, grown up children – there is room for everyone in this versatile detached bungalow, discreetly positioned just off Pipers Hill Road. The ultra convenient location means Wicksteed Park, schooling, bus routes, the town centre and mainline railway are within easy reach. The interior offers the option for self-contained living, there is a generous reception hall with wood flooring leading to the light filled living room enjoying a dual aspect, the stunning free flowing Kitchen/dining/family room is a great social space with designer units, granite worksurfaces opening to the dining/family room with vaulted ceilings and bi folding doors to the garden. There is a family shower room and three double bedrooms, the principal with en suite, the fourth bedroom is separate with its own access complete with shower room and kitchenette, offering annexe potential or it offers scope to be connected directly to the interior if desired with relative ease (subject to building regulation). Outside there is private block paved driveway with parking for three cars and the lovely garden is arranged with easy care in mind. Secluded, urban living all on one level.

****Treatment has occurred on the boundary line for Japanese Knott Weed which has been removed and treated in the rear garden with an ongoing guarantee for the works****

Living Room - 4.78m x 4.39m (15'8" x 14'5")

Kitchen/Dining Room - 9.32m x 6.48m (30'7" x 21'3")

Bedroom 1 - 4.8m x 3.18m (15'9" x 10'5")

Ensuite - 3.81m x 1.42m (12'6" x 4'8")

Bedroom 2 - 3.76m x 2.51m (12'4" x 8'3")

Bedroom 3 - 2.92m x 2.36m (9'7" x 7'9")

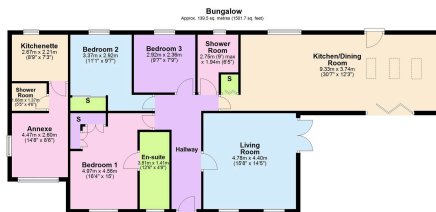
Shower Room - 2.74m x 1.96m (9'0" x 6'5")

Annexe/ Bedroom Four - 4.47m x 2.59m (14'8" x 8'6")

Kitchenette - 2.67m x 2.21m (8'9" x 7'3")

Ensuite - 3.81m x 1.42m (12'6" x 4'8")





Total area: approx. 130.5 sq. metres (1501.7 sq. feet)

- Detached bungalow
- Off road parking with electric charging point
- South-West facing garden
- Annex with ensuite and kitchenette
- Open plan kitchen/dining room
- UVPC double glazed windows
- En-suite to principle bedroom
- Tucked away sought after location
- EPC RATING: PENDING
- COUNCIL TAX: D



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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