

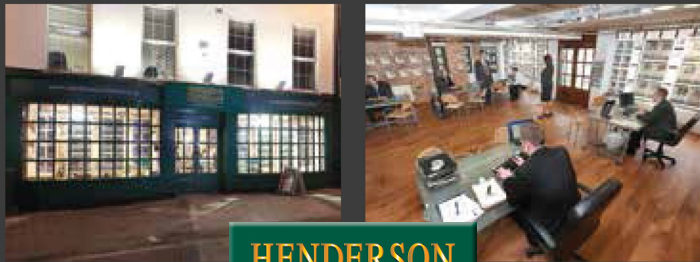
FLOORPLAN AND MEASUREMENTS



Total area: approx. 112.9 sq. metres (1215.5 sq. feet)

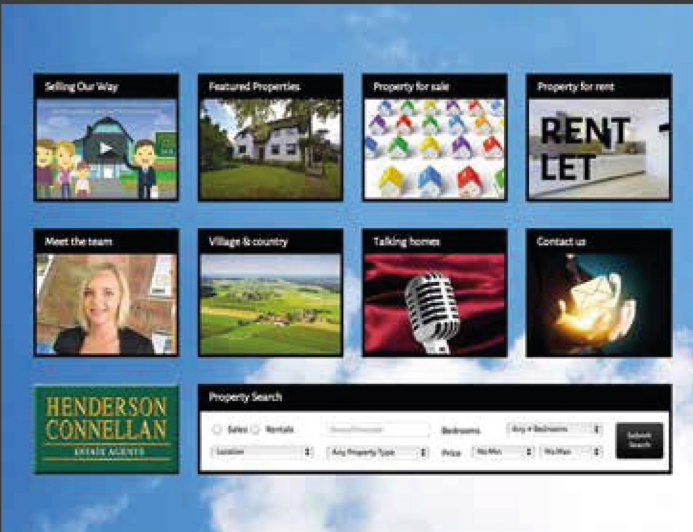


Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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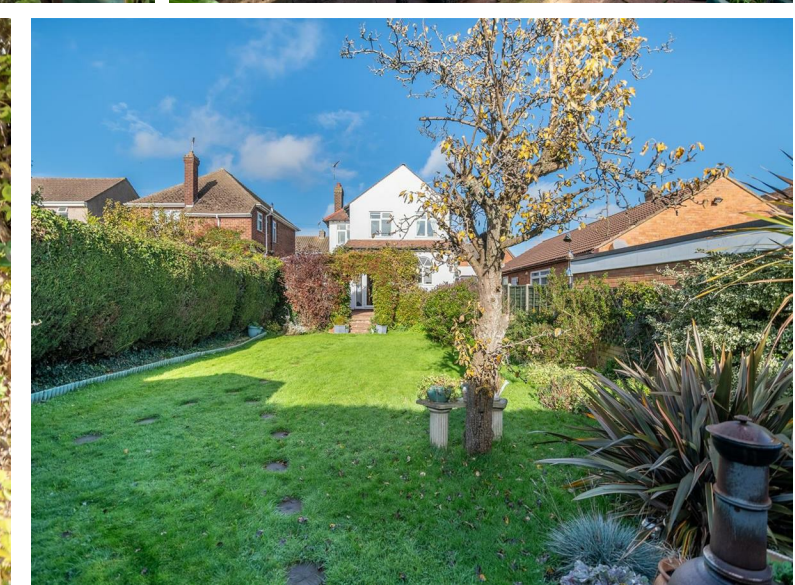


Finders Keepers





23, Shelley Road,
Kettering, NN16 9LD





"Finders Keepers"

Set on the periphery of Kettering in this most desirable location is this attractive, deceptively large detached home with beautiful South facing gardens. The property retains many period features and is immaculately presented throughout. The accommodation comprises entrance hallway, guest cloakroom, bay fronted living room with attractive fireplace, modern fitted kitchen, formal dining/family room and versatile sun room overlooking the garden. To the first floor there are three bedrooms, two of which are double in size and all with a South facing window allowing lots of natural light and the family bathroom is a great size with separate shower enclosure. Outside there is an integral garage and the gardens have been expertly landscaped and offer a high degree of privacy. A lovely family home in this desirable location. Call us to book a private viewing today.

EPC RATING: PENDING COUNCIL TAX: D

GARDENS AND EXTERIOR

The frontage is neatly kept and a pathway leads to the front door. The South facing rear garden has been beautifully landscaped with patio seating area perfect for summer entertaining leading down some steps and under an archway to the neatly laid lawn surrounded by maturely planted borders stocked with a whole host of flowers, shrubs and small trees. There are hedgerows to one side and rear. Further seating area and garden shed. A wonderful private garden that simply must be viewed. To the side of the property is a garage/store. (Please note the size of the garage on the floorplan as it may not take a large car).





INTERIOR

- Spacious and well-presented accommodation throughout
- Gas central heating
- Mostly UPVC double glazed windows
- Entrance hallway with stairs to the first floor
- Guest cloakroom with low level WC and wash hand basin inset to storage and with splash backs
- Living room with bay window and attractive fireplace with living flame effect gas fire, double glazed French doors into Sun room
- Sun room - versatile living space with French doors out to the garden. Would make a lovely Snug or Playroom
- Kitchen with a lovely original style arch window and enjoying a range of base and eye level units, one and a half bowl single drainer sink unit with mono bloc tap inset to roll top worksurfaces, integrated oven and four ring ceramic hob with extractor, fridge, freezer and dishwasher, space for additional appliances, useful utility cupboard with space and plumbing for washing machine and tumble dryer (appliances are negotiable), splash backs, tiled flooring and door to outside
- Dining/Family room providing formal dining options and with extra space currently used as a craft area
- Upstairs there are three light filled bedrooms all with south facing windows. Two are double in size and the master and third room both have built in wardrobes
- Bathroom suite comprising low level WC, pedestal wash hand basin with mono bloc tap, panel enclosed bathtub, glass shower enclosure, ceramic tiled splash backs and lovely original style oval window

