



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Clarke Close, Kettering NN16

"Ground for Excitement"

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## "Ground for Excitement"

Discreetly positioned in this small select cul de sac, occupying a very impressive plot with wrap around gardens, this detached home enjoys a lovely setting, which is very convenient. A moments' walk away are a host of local amenities, the town centre, General Hospital and mainline railway station with links to London in under an hour.

The well-proportioned and versatile interior comprises entrance hallway, guest cloakroom, fabulous free flowing kitchen/dining/family room, spacious living room and snug offering versatile space. Upstairs you will find the well-appointed bathroom and three double bedrooms. Outside the driveway leads to a gravelled parking area and single garage. The sensational wrap around gardens are a great size and offer a high degree of privacy and lots of potential, great for a keen gardener, child's play or room to extend, subject to planning approval.

**Living Room** - 5.77m x 3.86m (18'11" x 12'8")

**Kitchen/Dining/Family Room** - 5.97m x 5.38m (19'7" x 17'8")

**Snug** - 4.19m x 2.49m (13'9" x 8'2")

**WC** - 1.8m x 1.55m (5'11" x 5'1")

**Bedroom 1** - 4.85m x 3.96m (15'11" x 13'0")

**Bedroom 2** - 3.91m x 2.84m (12'10" x 9'4")

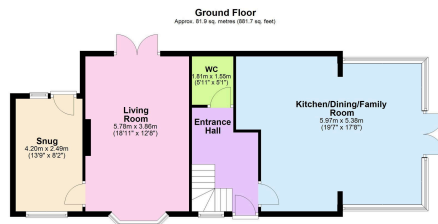
**Bedroom 3** - 2.84m x 2.84m (9'4" x 9'4")

**Bathroom** - 2.54m x 1.68m (8'4" x 5'6")

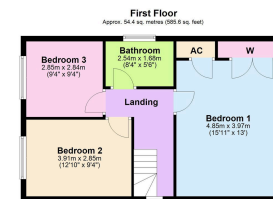




- Three Bedrooms
- Gargage and Parking
- UPVC Double Glazing
- COUNCIL TAX: D
- Two Reception Rooms
- Ground Floor WC
- Wrap-Around Gardens
- EPC RATING: PENDING



Total area: approx. 136.3 sq. metres (1467.3 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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