



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Larch Road, Kettering NN15

"Charming Family Haven With Spectacular Gardens"

🛏 4 🚿 1 🚗 2



"Charming Family Haven With Spectacular Gardens"

This impressive detached family home occupies a prime position in a highly desirable location, offering exceptional living space and outstanding outdoor areas. Located just a short walk from the town centre, mainline railway station, local schools and other amenities. The property presents an exciting opportunity for those seeking to create their perfect home, with scope for modernisation to unlock its full potential. The well-proportioned accommodation includes an entrance hallway, guest cloakroom, spacious living/dining room with bay window and a substantial kitchen/breakfast room. Upstairs you will find the well-appointed family bathroom and four bedrooms, three of which are double in size. The garden is a particular highlight, featuring multiple entertaining areas, kitchen gardens, and beautifully maintained borders. The property benefits from extensive parking facilities, including a detached double garage and resin driveway accommodating up to six vehicles. While some updating is required, this home represents an excellent opportunity to acquire a substantial property in an ultra-convenient location with truly special gardens.

Living/Dining Room - 8.61m x 3.78m (28'3" x 12'5")

Kitchen/Breakfast/Family Room - 7.49m x 3.84m (24'7" x 12'7")

Sun Room - 5.18m x 2.44m (17'0" x 8'0")

Guest WC - 1.55m x 1.17m (5'1" x 3'10")

Bedroom One - 4.7m x 3.78m (15'5" x 12'5")

Bedroom Two - 3.78m x 3.78m (12'5" x 12'5")

Bedroom Three - 3.61m x 2.67m (11'10" x 8'9")

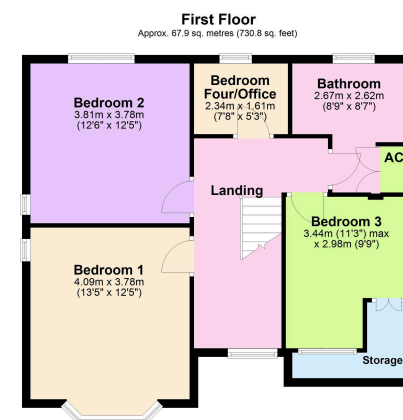
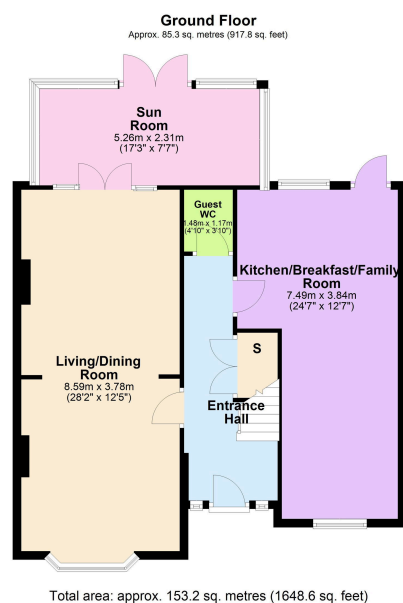
Bedroom Four/Office - 2.34m x 1.6m (7'8" x 5'3")

Bathroom - 2.67m x 2.62m (8'9" x 8'7")





- Spectacular Gardens
- Double Garage
- Four Bedrooms
- Spacious Accommodation
- Ultra-Convenient Location
- Off Road Parking
- EPC RATING: D
- 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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

