



**HENDERSON
CONNELLAN**
ESTATE AGENTS

St Johns Road, Kettering NN15

"The Perfect Garden"

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"The Perfect Garden"

Occupying a very special plot, this mature detached home has been in the same ownership since it was brand new in 1968, presenting a rare opportunity to buy a home in the most desirable setting with lovely gardens which have been lovingly nurtured. The well presented interior has been extended, benefitting from gas central heating and UPVC double glazing to include an entrance porch, entrance hall, guest cloakroom, living room with feature fireplace and gas fire, conservatory, formal dining room and a kitchen/breakfast room with adjoining utility room with pantry.

Upstairs the light filled landing leads to three double bedrooms and a principal bathroom. Outside the deep frontage features a well kept fore garden, private driveway with parking for two/three cars and a single garage. The rear garden is generous and backs onto a wooded spinney providing an impressive back drop.

Living Room - 4.72m x 3.18m (15'6" x 10'5")

Dining Room - 4.34m x 2.77m (14'3" x 9'1")

Conservatory - 3.15m x 3.12m (10'4" x 10'3")

Kitchen/Breakfast Room - 5.94m x 3.38m (19'6" x 11'1")

Utility Room - 2.46m x 2.26m (8'1" x 7'5")

Pantry - 1.68m x 0.91m (5'6" x 3'0")

Guest Cloakroom - 2.24m x 1.42m (7'4" x 4'8")

Bedroom 1 - 4.75m x 3.18m (15'7" x 10'5")

Bedroom 2 - 3.02m x 2.72m (9'11" x 8'11")

Bedroom 3 - 3.2m x 2.77m (10'6" x 9'1")

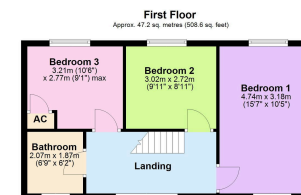
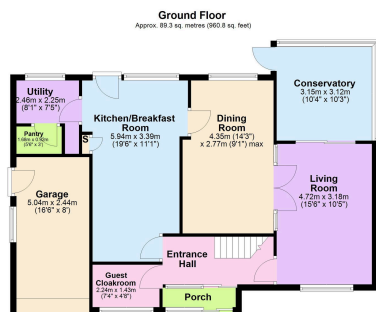
Bathroom - 2.06m x 1.88m (6'9" x 6'2")

Garage - 5.03m x 2.44m (16'6" x 8'0")





- A fabulous plot with lovely front and rear gardens
- Kitchen/Breakfast Room and Utility Room with Pantry.
- Living Room with gas fire
- EPC RATING: PENDING
- Three double Bedrooms and Principal Bathroom
- Formal Dining Room and Conservatory
- Gas Central Heating and UPVC Double Glazing
- COUNCIL TAX: D



Total area: approx. 136.5 sq. metres (1469.4 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.

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

