



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Gipsy Lane, Kettering NN16

"An Address To Impress"

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## "An Address To Impress"

Its not only the address that speaks volumes, so to does this period semi detached home occupying an impressive plot of circa 0.2 acres situated on this very desirable tree lined avenue. The town centre, mainline railway and General hospital are a short walk away. The lovely plot features a deep frontage with private driveway and parking for three/four cars and the fabulous rear garden is a great size, perfect for outdoor living as well offering scope to extend (subject to planning permission). The well presented interior benefits from gas central heating and mostly UPVC double glazing to include an entrance hall, guest cloakroom, versatile dining room/snug, living room, kitchen/breakfast room and conservatory. The optional bedroom four could be used as a study, upstairs the landing has a walk in laundry room, principal bathroom and three bedrooms, the generous principal bedroom with built in wardrobes. A most desirable home and address.

**Living Room** - 3.63m x 4.55m (11'11" x 14'11")

**Dining Room/Snug** - 3.63m x 4.55m (11'11" x 14'11")

**Conservatory** - 6.07m x 1.7m (19'11" x 5'7")

**Kitchen/Breakfast Room** - 4.75m x 4.27m (15'7" x 14'0")

**Bedroom 1** - 4.55m x 3.61m (14'11" x 11'10")

**Bedroom 2** - 3.61m x 3.61m (11'10" x 11'10")

**Bedroom 3** - 2.64m x 2.21m (8'8" x 7'3")

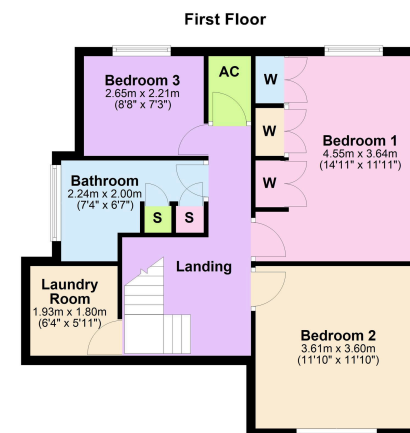
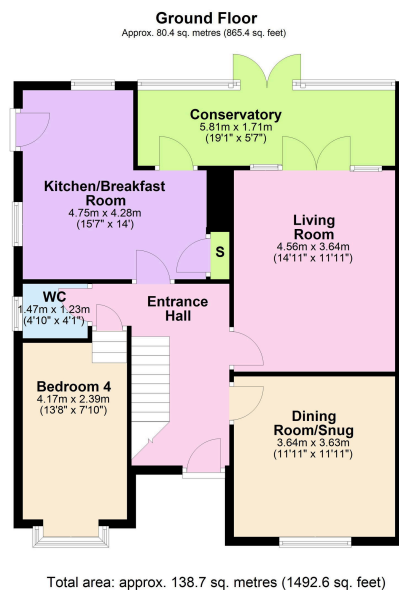
**Bedroom 4** - 4.17m x 2.39m (13'8" x 7'10")

**Bathroom** - 3.1m x 2.26m (10'2" x 7'5")





- Generous plot with private driveway and substantial rear garden.
- Upstairs are three bedrooms, two of which are double sized and a principal bathroom
- Generous, optional fourth Bedroom
- Free flowing Kitchen/Dining Room
- Versatile Snug/formal Dining Room
- Living Room overlooking the garden
- Mostly UPVC double glazing
- Gas central heating
- EPC RATING: PENDING
- COUNCIL TAX: E



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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