



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Merrivale Close, Kettering, NN15

"Instant Appeal"

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"Instant Appeal"

This well-presented family home offers convenient modern living, ideally positioned within easy reach of both the town centre and transport links. The property benefits from excellent connectivity to the train station and leisure park, with delightful park walks nearby. The property showcases contemporary design throughout, beginning with a welcoming entrance hall featuring specialist wood-effect flooring. A guest cloakroom provides additional convenience on the ground floor. The living/dining room offers versatile space with an electric feature fireplace with marble inlay. The kitchen is well-appointed with integrated appliances. Upstairs, the accommodation provides three bedrooms, two of which are double with the main bathroom including an en suite and family bathroom. The fore garden provides attractive kerb appeal with neat lawns and established planting, while the rear garden offers excellent entertaining space. The location provides easy access to local schools, making it perfect for families seeking a balanced lifestyle.

Living/Dining Room - 6.2m x 3.63m (20'4" x 11'11")

Kitchen - 2.62m x 2.44m (8'7" x 8'0")

Guest WC - 2.36m x 0.89m (7'9" x 2'11")

Bedroom 1 - 3.86m x 2.74m (12'8" x 9'0")

Ensuite - 1.65m x 1.22m (5'5" x 4'0")

Bedroom 2 - 2.9m x 2.54m (9'6" x 8'4")

Bedroom 3 - 2.9m x 1.91m (9'6" x 6'3")

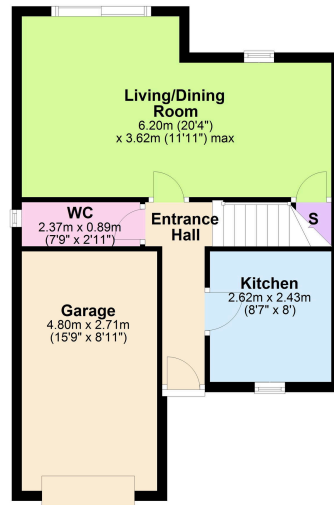
Bathroom - 2.41m x 1.96m (7'11" x 6'5")

Garage - 4.8m x 2.72m (15'9" x 8'11")



Ground Floor

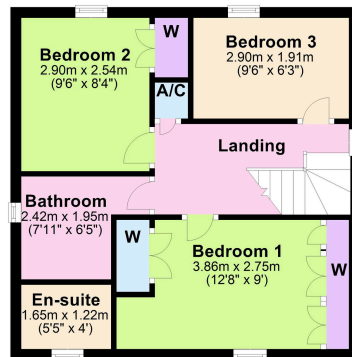
Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 89.3 sq. metres (961.4 sq. feet)

First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



- Private garden
- Living/Dining Room
- Garage
- Walking distance to town centre
- Off road Parking
- Three Bedrooms
- Leisure village Location
- Detached House
- COUNCIL TAX: C
- EPC RATING: PENDING



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,
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