



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Donnington Road, Burton Latimer, Kettering, NN15

"Interior Inspiration"

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## "Interior Inspiration"

This impressive detached family home occupies a corner plot situated within this desirable development. Burton Latimer offers a great range of restaurants, shops and amenities as well as easy access to both Kettering and Wellingborough along with their respective railway lines. The interior includes an entrance hall, guest cloakroom, formal dining room, study, living room and well-appointed kitchen/ breakfast room with select integrated appliances and utility cupboard. Upstairs the generous landing leads to the principal bathroom and four bedrooms, the principal bedroom with walk-in wardrobe and en-suite. Gas central heating and UPVC double glazing complete the inside. The rear garden offers an excellent outdoor space with a paved patio area, perfect for outdoor living, the fore garden is enclosed by hedging and a private driveway provides parking and access to a double garage.

**\*\*Please note there is a £100 annual service charge for the maintenance of the children's play area\*\***

**Living Room** - 5.41m x 3.53m (17'9" x 11'7")

**Dining Room** - 3.33m x 2.92m (10'11" x 9'7")

**Study** - 2.9m x 1.98m (9'6" x 6'6")

**Kitchen** - 4.88m x 3.84m (16'0" x 12'7")

**Bedroom 1** - 3.94m x 3.58m (12'11" x 11'9")

**En-suite** - 2.18m x 1.37m (7'2" x 4'6")

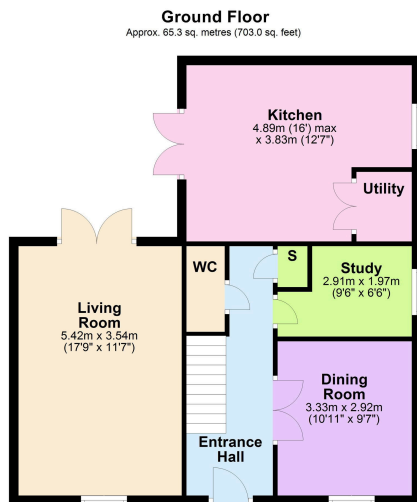
**Bedroom 2** - 3.84m x 3.73m (12'7" x 12'3")

**Bedroom 3** - 3.33m x 2.64m (10'11" x 8'8")

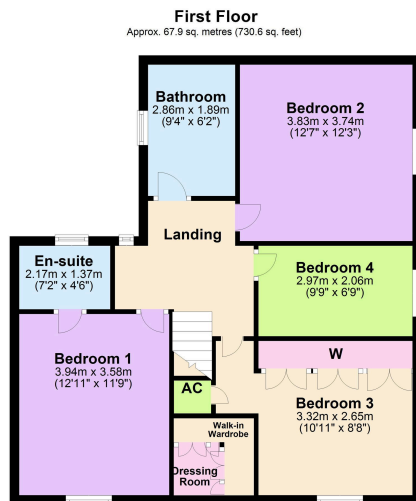
**Bedroom 4** - 2.97m x 2.06m (9'9" x 6'9")

**Bathroom** - 2.84m x 1.88m (9'4" x 6'2")





Total area: approx. 133.2 sq. metres (1433.6 sq. feet)



- Gas central heating and UPVC double glazing
- Kitchen/Breakfast Room
- Four Bedrooms with ensuite to main Bedroom
- Living Room and separate versatile Study/Snug
- Lovely front and rear gardens
- Private Driveway and Double Garage
- There is a £100 annual service charge for the maintenance of the children's play area
- COUNCIL TAX: E
- 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.

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