



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Regal Drive, Kettering NN16

Style and Design...

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Style and Design...

have combined to create the stunning, contemporary interior of this greatly improved detached home, occupying a lovely position just off Cleveland Avenue. Benefiting from gas central heating and UPVC double glazing, the entrance porch vestibule leads to the entrance hall, guest cloakroom, versatile study, kitchen/breakfast room, a substantial living room providing both living and dining options which opens to a fabulous, substantial garden room with bi-folding doors the garden and a wood burner for cosy winter days. Upstairs there is a stunning principal bathroom and four bedrooms, the principal with en suite. Outside the impressive plot features a private driveway for three/four cars, double garage with electric door and a fabulous garden with a generous bespoke garden pod used as a bar/ games room, this would also be ideal for those working from home, the garden is the perfect spot for all weather outdoor living. The ultra convenient location means the town centre, schools, shops, amenities and woodland walks are within easy reach.

Living Room - 6.88m x 6.35m (22'7" x 20'10")

Study - 3.76m x 3.1m (12'4" x 10'2")

Kitchen - 5.74m x 3.25m (18'10" x 10'8")

Conservatory - 7.37m x 3.4m (24'2" x 11'2")

Bedroom 1 - 4.83m x 3.33m (15'10" x 10'11")

Ensuite - 2.54m x 1.57m (8'4" x 5'2")

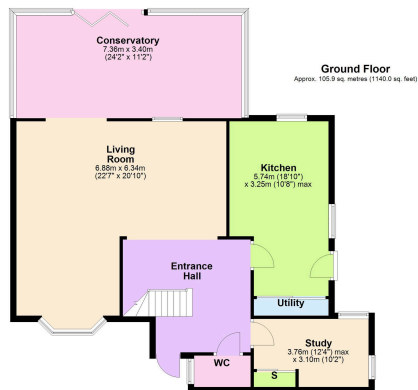
Bedroom 2 - 3.63m x 3.28m (11'11" x 10'9")

Bedroom 3 - 3.63m x 2.95m (11'11" x 9'8")

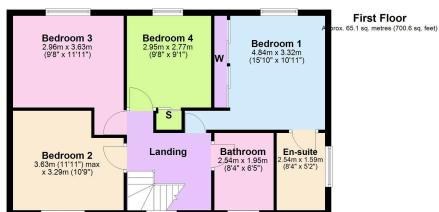
Bedroom 4 - 2.95m x 2.77m (9'8" x 9'1")

Bathroom - 2.54m x 1.96m (8'4" x 6'5")





Total area: approx. 171.0 sq. metres (1840.6 sq. feet)



- Gas Central Heating
- UPVC Double Glazing
- Detached
- High Specification
- Generous Plot
- Cul-de-sac
- EPC RATING: C
- COUNCIL TAX: E



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

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.

