



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Pipers Hill Road, Kettering, NN15

"Classical Design"

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"Classical Design"

This very impressive, individually designed and built detached bungalow was designed by local, renowned architects Gotch Saunders, the cutting-edge design has stood the test of time and offers clean lines with a light filled interior. The entrance hall has useful storage and leads to the Living Room providing both living and dining options with an attractive Minster style fireplace with living flame gas fire, whilst the Southerly aspect enjoys the sun and the kitchen/Breakfast Room is a great size. The two bedrooms are significant, the main bedroom with built in wardrobes and there is a principal bathroom with separate shower enclosure. The entrance area and garage do offer scope to create a third bedroom, subject to building regulation approval.

The integral garage is generous, ideal for storage, homing or refurbishing a car or integration to the interior subject to planning regulation. Outside the private frontage is set behind brick walling and gating, a driveway provides private parking, the front patio with pergola is an afternoon sun trap and the rear garden enjoys a private, mature feel. Bus routes, the mainline railway, Wicksteed park and a wealth of amenities are a short walk away. Lateral living with lots of potential.

Living/Dining Room - 4.8m x 4.32m (15'9" x 14'2")

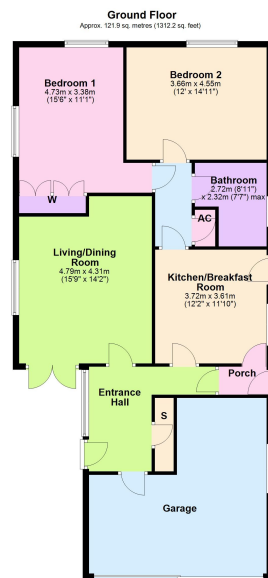
Kitchen/Breakfast Room - 3.71m x 3.61m (12'2" x 11'10")

Bedroom 1 - 4.78m x 3.38m (15'8" x 11'1")

Bedroom 2 - 3.66m x 4.55m (12'0" x 14'11")

Bathroom - 2.72m x 2.31m (8'11" x 7'7")





Total area: approx. 121.9 sq. metres (1312.2 sq. feet)

- Gas Central heating
- Living Room providing living and dining options with attractive feature fireplace
- Generous Kitchen / Breakfast Room
- Two double bedrooms, the main bedroom with fitted wardrobes
- Lots of potential
- Lovely private plot
- EPC RATING: D
- COUNCIL TAX: D



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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