



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Callcott Drive, Kettering, NN15

"Nature as your Neighbour"

3 2 2



"Nature as your Neighbour"

Creative design and styling have resulted in this exceptional, extended detached home situated in this most desirable development, Badgers Wood, which backs onto a wooded spinney. Barton Hall & Spa, Wicksteed Park and a wealth of amenities are within easy reach, the mainline railway connecting with St Pancras International in under an hour. The stunning interior benefits from gas central heating and UPVC double glazed windows, the entrance hall has porcelain flooring and an Oak stairway, Oak interior doors lead to the guest cloakroom, the designer kitchen/dining room has select integrated appliances and Corian worksurfaces, a great social space which opens to the living room enjoying the warmth of a woodburner. A versatile snug also offers versatility ideal for use as a fourth bedroom if desired. Upstairs there is a contemporary principal bathroom and three bedrooms, the principal bedroom with ensuite. Outside a private block paved driveway offers parking for three cars, the landscaped foregarden is arranged with easy care in mind, and the rear garden has been landscaped enjoying the wooded aspect to the back. Here nature truly is your neighbour.

Kitchen/Dining/Living Room - 8.69m x 6.5m (28'6" x 21'4")

Snug/Family Room - 2.41m x 5.03m (7'11" x 16'6")

Utility - 1.5m x 2.64m (4'11" x 8'8")

Bedroom 1 - 3.05m x 3.53m (10'0" x 11'7")

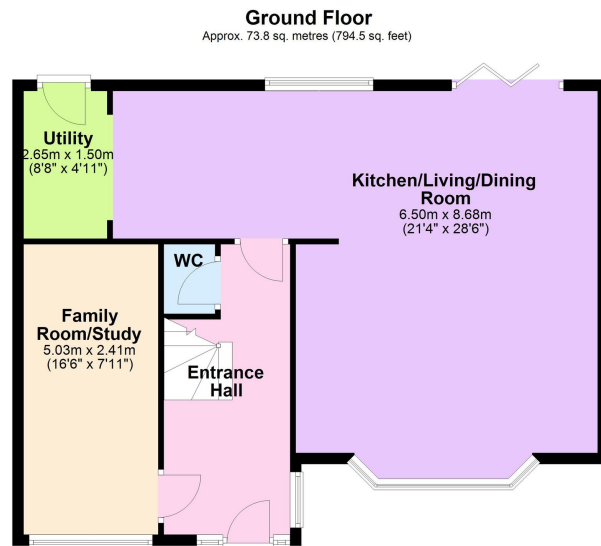
Ensuite - 2.41m x 1.32m (7'11" x 4'4")

Bedroom 2 - 3.38m x 2.57m (11'1" x 8'5")

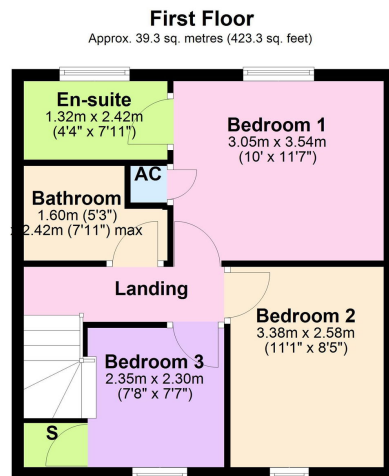
Bedroom 3 - 2.34m x 2.31m (7'8" x 7'7")

Bathroom - 2.41m x 1.6m (7'11" x 5'3")





Total area: approx. 113.1 sq. metres (1217.8 sq. feet)



- Exceptional standard throughout
- Detached three bedroom home
- Open plan Kitchen/Dining/Living space
- Modernised throughout with high quality appliances
- Guest cloakroom
- En-suite to principal bedroom
- Parking for three cars on a block paved driveway
- South-East facing large garden with a hot tub
- COUNCIL TAX: D
- 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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