



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Windermere Road, Kettering, NN16

"All the Right Ingredients"

3 1 2





## "All the Right Ingredients"

It's easy to get anywhere from this ultra-convenient location with the town centre, mainline railway station, general hospital, local amenities and access to the A14 all within easy reach. This fabulous extended bay-fronted semi-detached home occupies a lovely plot with a lawned foregarden, private block paved driveway for two / three cars, single garage, separate workshop and a lovely, private rear garden.

The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, living room with feature fireplace, Kitchen/Breakfast room with integrated appliances, separate formal dining room and conservatory. Upstairs there is a principal bathroom and three bedrooms, two for which are double sized. An exceptional home and setting with lots of future potential.

**Kitchen/Dining Room** - 4.83m x 2.51m (15'10" x 8'3")

**Dining Room** - 3.78m x 3.48m (12'5" x 11'5")

**Living Room** - 3.53m x 3.48m (11'7" x 11'5")

**Conservatory** - 2.57m x 3.48m (8'5" x 11'5")

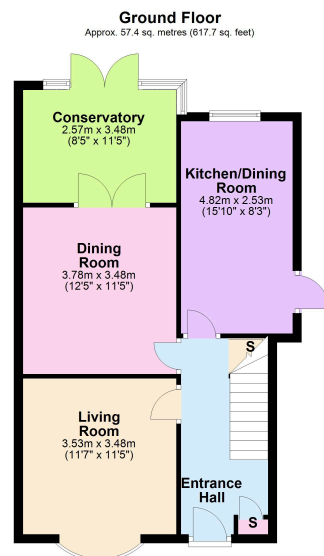
**Bedroom 1** - 3.48m x 3.48m (11'5" x 11'5")

**Bedroom 2** - 3.76m x 3.48m (12'4" x 11'5")

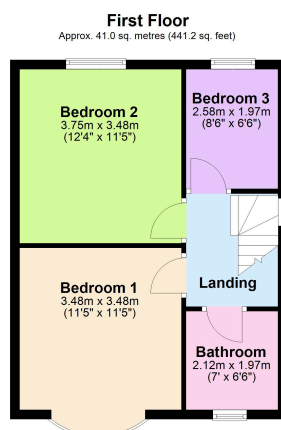
**Bedroom 3** - 2.59m x 1.98m (8'6" x 6'6")

**Bathroom** - 2.13m x 1.98m (7'0" x 6'6")





Total area: approx. 98.4 sq. metres (1058.9 sq. feet)



- Gas Central Heating
- UPVC Double Glazing
- Sought After Location
- Bay Fronted
- Extended
- Generous Plot
- Semi-Detached
- Large Drive with Garage
- 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.

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