

Measurements

Living Room 19'2 x 17'9
(5.84m x 5.41m)

Dining Room 17'9 x 10'3
(5.41m x 3.12m)

Study 10'1 x 8'11 (3.07m x 2.72m)

Kitchen/Breakfast Room
15'10 x 13'1 (4.83m x 3.99m)

Conservatory 17'9 x 11'5
(5.41m x 3.48m)

Utility Room 11'11 x 11'2
(3.63m x 3.40m)

WC 6' x 3'9 (1.83m x 1.14m)

Bedroom One 22'6 x 16'3
(6.86m x 4.95m)

En-suite 10'5 x 7'6 (3.18m x 2.29m)

Bedroom Two 11'7 x 11'2
(3.53m x 3.40m)

En-suite 10'2 x 5'11 (3.10m x 1.80m)

Bedroom Three 13'10 x 8'2
(4.22m x 2.49m)

Bedroom Four 10'10 x 9'5
(3.30m x 2.87m)

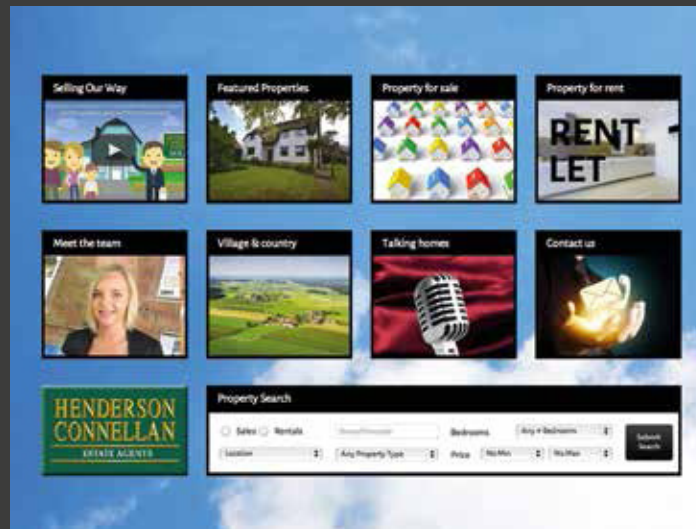
Bathroom 9'3 x 8'1 (2.82m x 2.46m)



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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An Address to Impress



**86 Warkton Lane,
Kettering, NN15 5AA**

Offers In Excess Of £600,000



Gardens

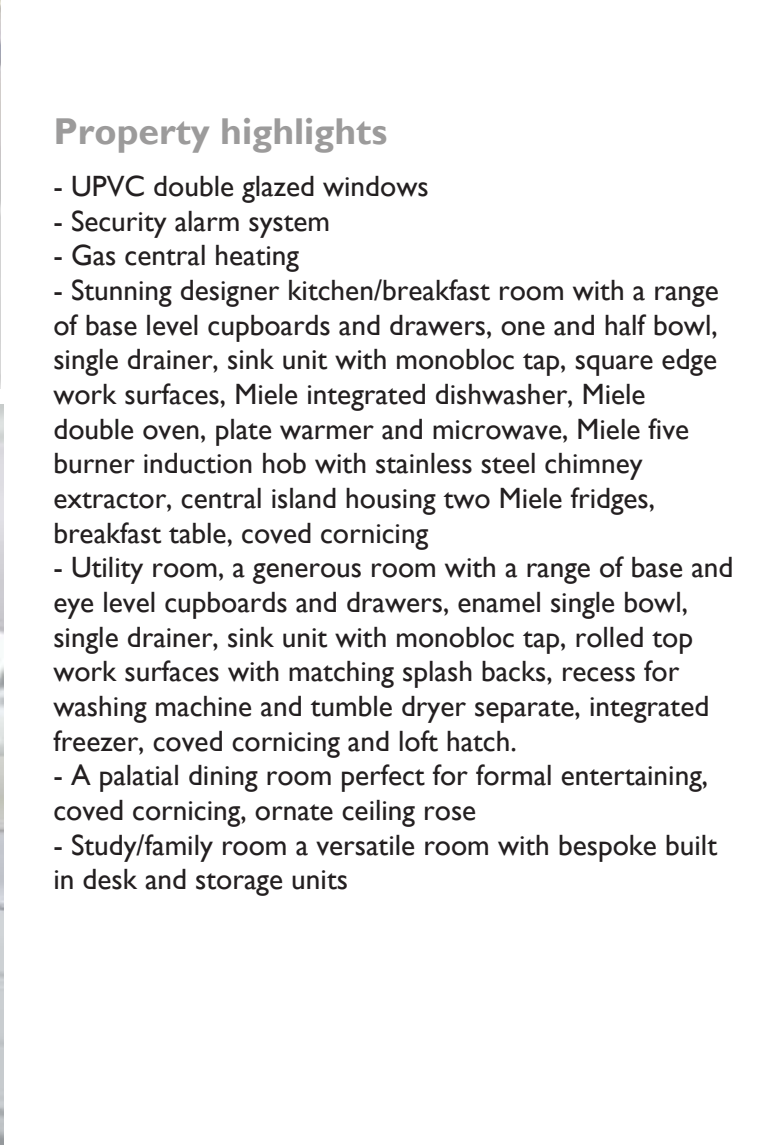
A generous private gravelled driveway provides off road parking for four/six cars and access to a double garage with twin electric roller shutter garage doors, power, light and personnel door. The fore garden is laid to lawn enclosed by mature hedging. A timber gate leads to the side with a patio area offering useful storage. The rear garden is laid to lawn surrounded by well stocked floral, shrubbed and planted borders. Established trees and hedging add privacy. A generous patio with sun awning is perfect for garden furniture and alfresco entertaining. To the other side of the house is a generous area of garden offering versatility and currently housing a timber shed/summerhouse.



An Address to Impress

This beautifully appointed extended detached family residence is situated in one of the most sought after locations in Kettering. The property offers substantial living accommodation to include an entrance hall, guest cloakroom, living room with feature fireplace leading to a sizeable conservatory. The palatial dining room is perfect for formal entertaining, the study is a great size ideal for use as a family room and the designer fitted kitchen/breakfast room with a range of 'Miele' integrated appliances lead to a large utility room. Upstairs there is a principal bathroom and four double sized bedrooms, the guest with en-suite and the fabulous master suite with a range of bespoke fitted furniture and a luxurious en-suite. Outside the wrap around gardens are well kept with a private driveway offering parking for four/six cars and access to a double garage. Enjoy life - move to this most impressive address.





Property highlights

- UPVC double glazed windows
- Security alarm system
- Gas central heating
- Stunning designer kitchen/breakfast room with a range of base level cupboards and drawers, one and half bowl, single drainer, sink unit with monobloc tap, square edge work surfaces, Miele integrated dishwasher, Miele double oven, plate warmer and microwave, Miele five burner induction hob with stainless steel chimney extractor, central island housing two Miele fridges, breakfast table, coved cornicing
- Utility room, a generous room with a range of base and eye level cupboards and drawers, enamel single bowl, single drainer, sink unit with monobloc tap, rolled top work surfaces with matching splash backs, recess for washing machine and tumble dryer separate, integrated freezer, coved cornicing and loft hatch.
- A palatial dining room perfect for formal entertaining, coved cornicing, ornate ceiling rose
- Study/family room a versatile room with bespoke built in desk and storage units

Property highlights

- A generous living room with feature fireplace with inset living flame coal effect gas fire, coved cornicing, ornate ceiling rose
- Conservatory - a fabulous conservatory of brick and UPVC double glazed construction, clear glazed roofing, bespoke fitted blinds, radiator providing all year usage
- Guest cloakroom comprising low level WC, wash hand basin, ceramic tiled splash backs, coved cornicing, recessed downlighters.
- The first floor offers four well proportioned double bedrooms all with built in wardrobes, the master and guest bedrooms have en-suites. The stunning master suite features a range of contemporary fitted furniture to include wardrobes, drawers, dressing table and storage units. The sumptuous en-suite includes a low level WC, vanity wash hand basin recessed into vanity unit, spa bath, corner shower enclosure, coved cornicing, recessed downlighters, chrome heated towel rail
- Principal bathroom with low level WC, wash hand basin recessed into vanity unit, bath with shower over and chrome towel rail/radiator.

