

# HENDERSON CONNELLAN

ESTATE AGENTS



Speight Crescent, Kettering NN15

“A Very Special Plot”

## "A Very Special Plot"

This fabulous, detached home occupies a corner position with a very generous plot set within this highly sought development. The interior is equally impressive and benefits from gas central heating and UPVC double glazing to include an entrance hall, living room enjoying the spectacle of a wood burner, versatile study/snug, free flowing designer kitchen/dining room with double doors directly to the lovely garden. There is also a practical utility room and guest cloakroom. Upstairs, the light filled landing is a great size with useful storage cupboard and separate airing cupboard, there is a cool white principal bathroom and four good bedrooms, the main bedroom with en-suite.

Outside, the fore garden is attractively presented, a private driveway offers parking for two/three cars with storage space extending to an oversized single garage which has power, lighting, and an up-and-over door. The fabulous, unusually large private south-west facing garden has been beautifully landscaped with mature plantings, seating areas to enjoy the sun, or escape for shade. Schools, shops, amenities, and Wicksteed Park

**Living Room** - 4.01m x 3.28m (13'2" x 10'9")

**Kitchen/Dining Room** - 6.15m x 2.87m (20'2" x 9'5")

**Utility Room** - 1.85m x 1.6m (6'1" x 5'3")

**Guest WC** - 1.6m x 1.07m (5'3" x 3'6")

**Snug** - 2.97m x 2.82m (9'9" x 9'3")

**Bedroom One** - 3.48m x 3.33m (11'5" x 10'11")

**Ensuite** - 1.93m x 1.85m (6'4" x 6'1")

**Bedroom Two** - 3.51m x 3.33m (11'6" x 10'11")

**Bedroom Three** - 3m x 2.72m (9'10" x 8'11")

**Bedroom Four** - 2.49m x 2.36m (8'2" x 7'9")

**Bathroom** - 2.46m x 1.93m (8'1" x 6'4")

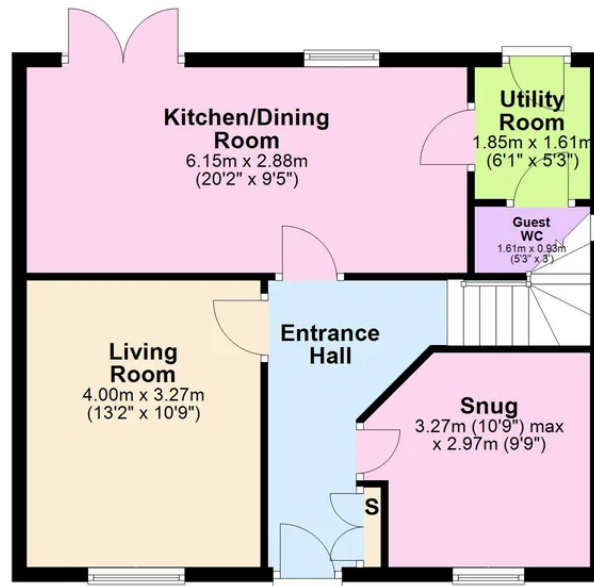
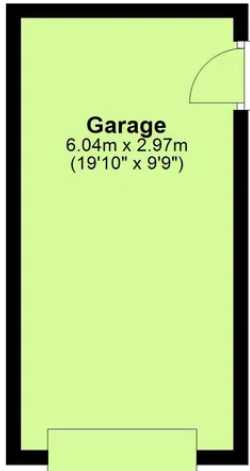
- Fabulous Free Flowing Kitchen/Dining Room
- Wood Burner
- En-Suite to Principal Bedroom
- South-West Private Large Garden
- Off Road Parking for Two Cars and a Single Garage
- Sought After Development of Barton Seagrave
- Built by Persimmon Homes
- Service Charge - £189.75 p.a
- EPC RATING: B
- COUNCIL TAX: E
- Tenure: Freehold





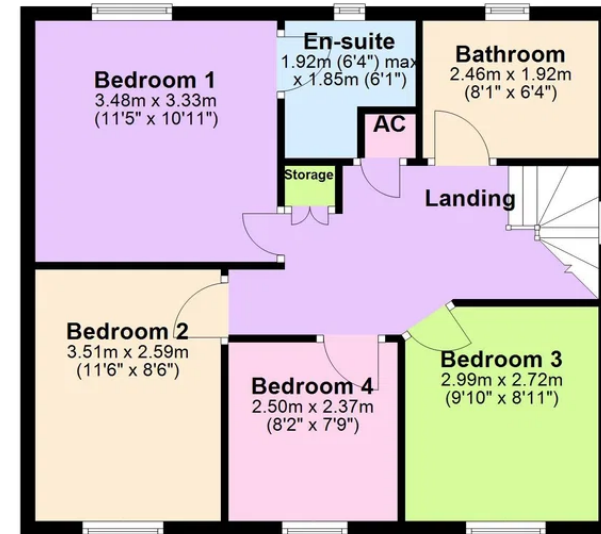
### Ground Floor

Approx. 72.8 sq. metres (783.5 sq. feet)



### First Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 127.9 sq. metres (1376.8 sq. feet)

Henderson Connellan Kettering office 01536 417888 [ketteringsales@hendersonconnellan.co.uk](mailto:ketteringsales@hendersonconnellan.co.uk)



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.

