

HENDERSON CONNELLAN

ESTATE AGENTS

Heritage Court, Kettering NN16

"Spacious Living With Modern Comforts In A Prime Location"

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Discover this immaculately maintained and spacious property, perfectly designed for comfortable living and situated in a desirable area tucked away in the heart of Kettering. Boasting flexible living spaces and a low-maintenance garden, this home offers both practicality and elegance. The ground floor features a welcoming entrance hallway, a convenient guest cloakroom, and a modern kitchen/dining room complete with integrated appliances and French doors opening to the garden. A separate utility room provides additional convenience. Furthermore, a versatile study provides an ideal space for a home office, snug, or even a fourth bedroom. Upstairs, the first-floor living room offers generous proportions and enjoys charming views towards the local church. There are three spacious double bedrooms, all benefiting from built-in wardrobes, with the main bedroom featuring a private ensuite. A well-appointed family bathroom serves the remaining bedrooms. The outside space has been thoughtfully designed with low-maintenance in mind and comes complete with summer house.

Kitchen/Breakfast Room - 4.24m x 3.63m (13'11" x 11'11")

Utility Room - 1.96m x 1.6m (6'5" x 5'3")

Guest WC - 1.93m x 1.24m (6'4" x 4'1")

Bedroom/Study - 2.77m x 2.54m (9'1" x 8'4")

Living Room - 4.44m x 4.22m (14'7" x 13'10")

Bedroom One - 3.63m x 2.95m (11'11" x 9'8")

Ensuite - 2.06m x 1.78m (6'9" x 5'10")

Bedroom Two - 4.32m x 3.43m (14'2" x 11'3")

Bedroom Three - 4.32m x 2.92m (14'2" x 9'7")

Shower Room - 2.24m x 2.08m (7'4" x 6'10")

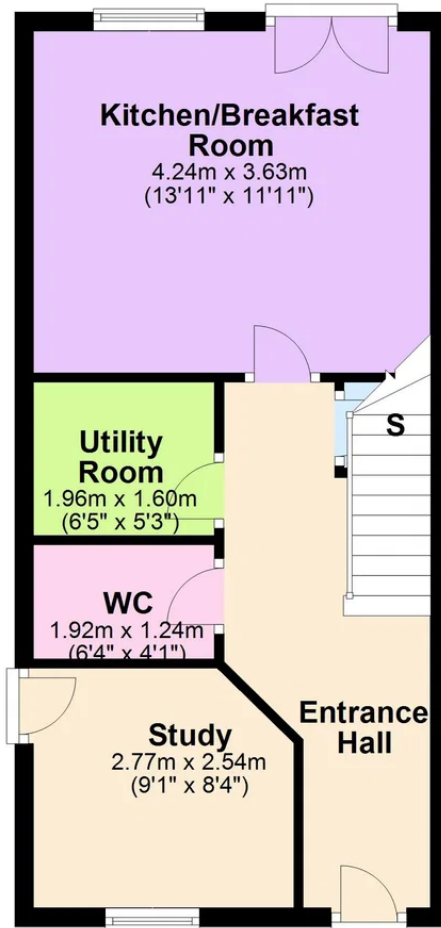
- Ultra-Convenient Location
- Lovely Views of the Church
- Versatile Living Over Three Floors
- Three Double Bedrooms
- En-Suite
- Off Road Parking
- Low-Maintenance Gardens
- Service Charge - £460.14 p.a
- COUNCIL TAX: D
- EPC RATING: C
- Tenure: Freehold





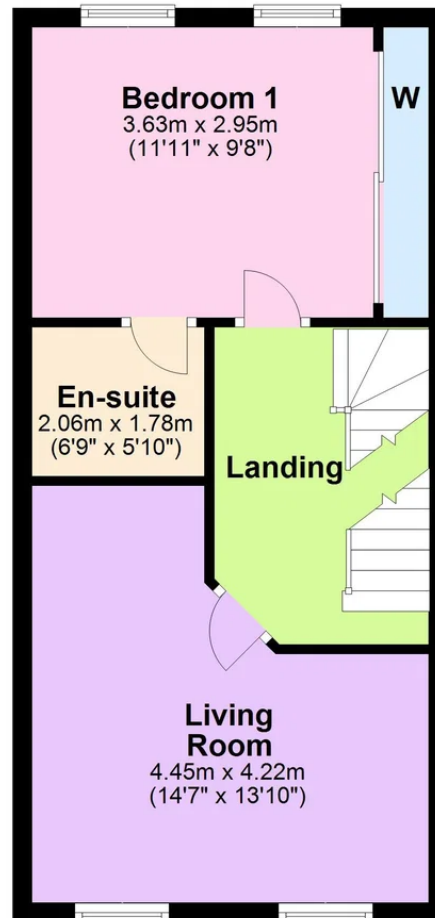
Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Second Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 118.5 sq. metres (1275.4 sq. feet)



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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.

