

HENDERSON CONNELLAN

ESTATE AGENTS

Gipsy Lane, Kettering NN16

"Simply Exceptional"

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Simply exceptional from the moment you arrive, this outstanding detached residence has been finished to an exacting standard, creating a truly impressive family home.

This family home is conveniently located just a short distance from the town centre, hospital, mainline railway station, excellent schools and a whole range of other amenities. The sensational interior comprises entrance hallway providing an entrance with views extending through the property to the gardens, bay fronted living room with log burner, breathtaking kitchen/dining/family room with designer kitchen, media wall with contemporary log burner and bi-folding doors creating seamless flow between inside and out. The kitchen is also complimented by the utility room. In addition on the ground floor you will also find a snug/pool room, ground floor double bedroom with ensuite and sumptuous bathroom. Upstairs there is a shower room and four spacious double bedrooms, all with built in wardrobes and the main with ensuite. The property is equally impressive outside with wrap around veranda with hot tub, spacious grounds and newly constructed gym/home office to the rear. The driveway provides ample off road parking and the garage has electric rolling door. With special accommodation, spectacular entertaining space, beautifully landscaped gardens and views that stretch across Kettering, this is a home that is quite simply exceptional.

Living Room - 4.32m x 3.63m (14'2" x 11'11")

Snug/Pool Room - 4.32m x 3.63m (14'2" x 11'11")

Utility Room - 3.38m x 2.11m (11'1" x 6'11")

Kitchen/Dining/Family Room - 9.3m x 6.93m (30'6" x 22'9")

Bathroom - 3.56m x 2.97m (11'8" x 9'9")

Bedroom - 4.24m x 3.63m (13'11" x 11'11")

Ensuite - 3m x 1.7m (9'10" x 5'7")

Bedroom One - 4.29m x 3.68m (14'1" x 12'1")

Ensuite - 2.41m x 1.35m (7'11" x 4'5")

Bedroom Two - 4.29m x 3.68m (14'1" x 12'1")

Bedroom Three - 3.73m x 3.66m (12'3" x 12'0")

Bedroom Four - 3.78m x 3.63m (12'5" x 11'11")

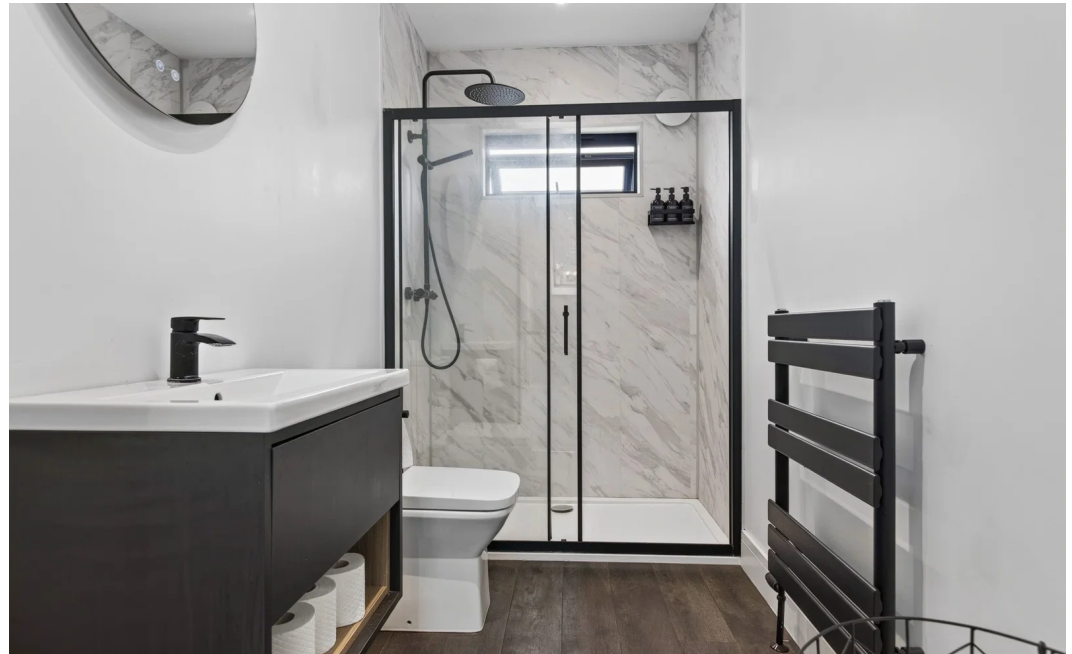
Shower Room - 2.69m x 1.5m (8'10" x 4'11")

EPC RATING: C

COUNCIL TAX:

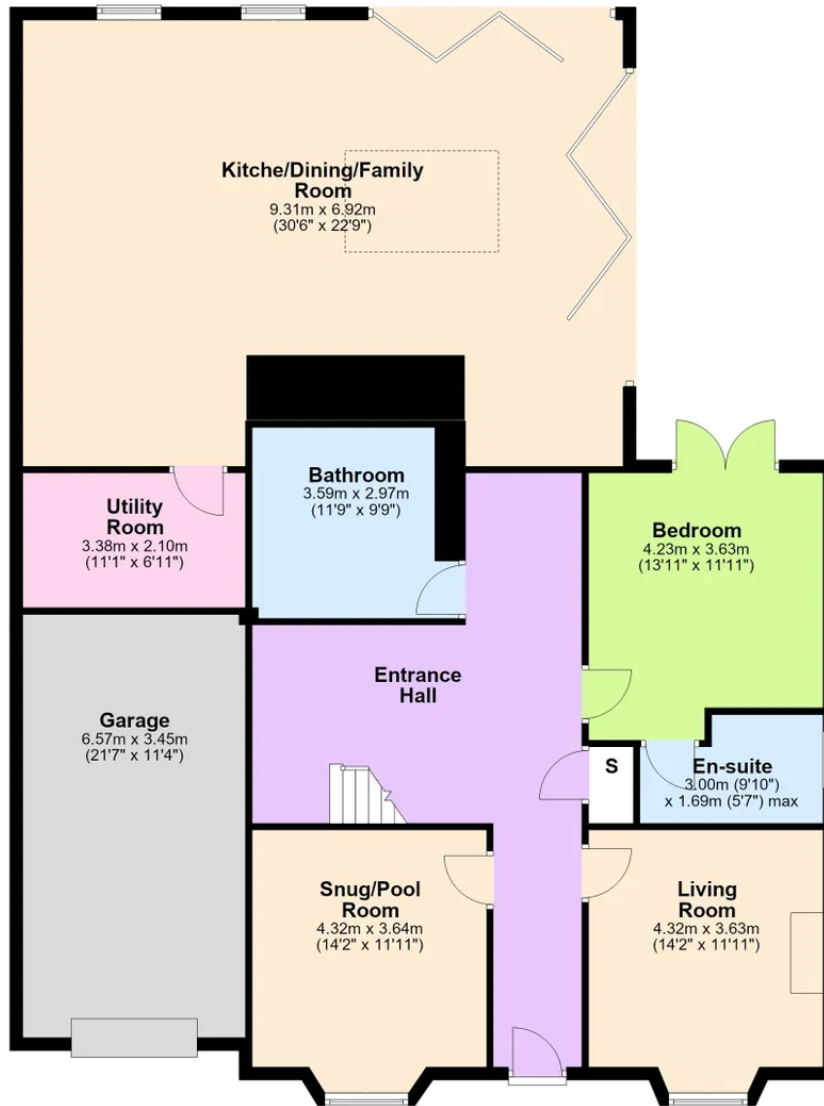
Tenure: Freehold





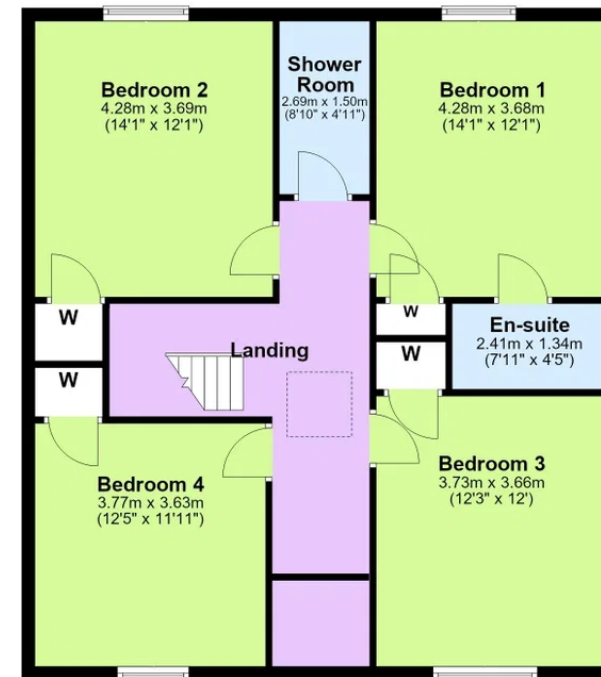
Ground Floor

Approx. 179.4 sq. metres (1930.8 sq. feet)



First Floor

Approx. 88.5 sq. metres (952.1 sq. feet)



Total area: approx. 267.8 sq. metres (2883.0 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.

