



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Hall Close, Kettering NN15

"A Most Exclusive Home!"

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It's not only the address that speak volumes, but so too does this outstanding detached residence with a generous plot which boasts a lawned frontage with privacy hedging, two private driveways, car port and garage as well as a fabulous rear garden which is unusually large, offering a high degree of privacy. The interior benefits from UPVC double glazing (excluding the study) and gas central heating to include an entrance hallway, guest cloakroom, living room with large bay window, large designer German kitchen/breakfast room with island and a range of integrated appliances with adjoining utility room. The dining room is versatile along with the study and the conservatory has a heated endless pool with separate boiler and sauna. Upstairs there are five bedrooms, four of which are double sized and a principal bathroom. The principal bedroom has a dressing area with built in wardrobes and an en-suite, whilst bedrooms three and four share a 'jack and jill' shower room finished with sky lanterns bringing in in lots of natural light. A lovely home that is offered to the market with NO CHAIN nestled away in this most prestigious cul de sac within walking distance of both the town centre, General Hospital and mainline railway.

Reception Hall - 4.19m x 2.97m (13'9" x 9'9")

Living Room - 5.87m x 3.63m (19'3" x 11'11")

Kitchen/Breakfast Room - 5.44m x 4.8m (17'10" x 15'9")

Dining Room - 5.64m x 3.61m (18'6" x 11'10")

Study - 3.3m x 3.02m (10'10" x 9'11")

Utility Area - 2.92m x 1.78m (9'7" x 5'10")

Swimming Pool/Conservatory - 9.09m x 3.99m (29'10" x 13'1")

Bedroom 1 - 3.61m x 2.97m (11'10" x 9'9")

Ensuite - 2.41m x 2.06m (7'11" x 6'9")

Bedroom 2 - 3.71m x 3.63m (12'2" x 11'11")

Bedroom 3 - 4.14m x 2.97m (13'7" x 9'9")

Jack & Jill Shower Room - 2.97m x 1.93m (9'9" x 6'4")

Bedroom 4 - 3.66m x 3.02m (12'0" x 9'11")

Bedroom 5 - 3.63m x 2.03m (11'11" x 6'8")

Bathroom - 3.61m x 2.97m (11'10" x 9'9")

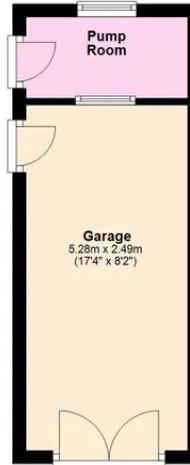
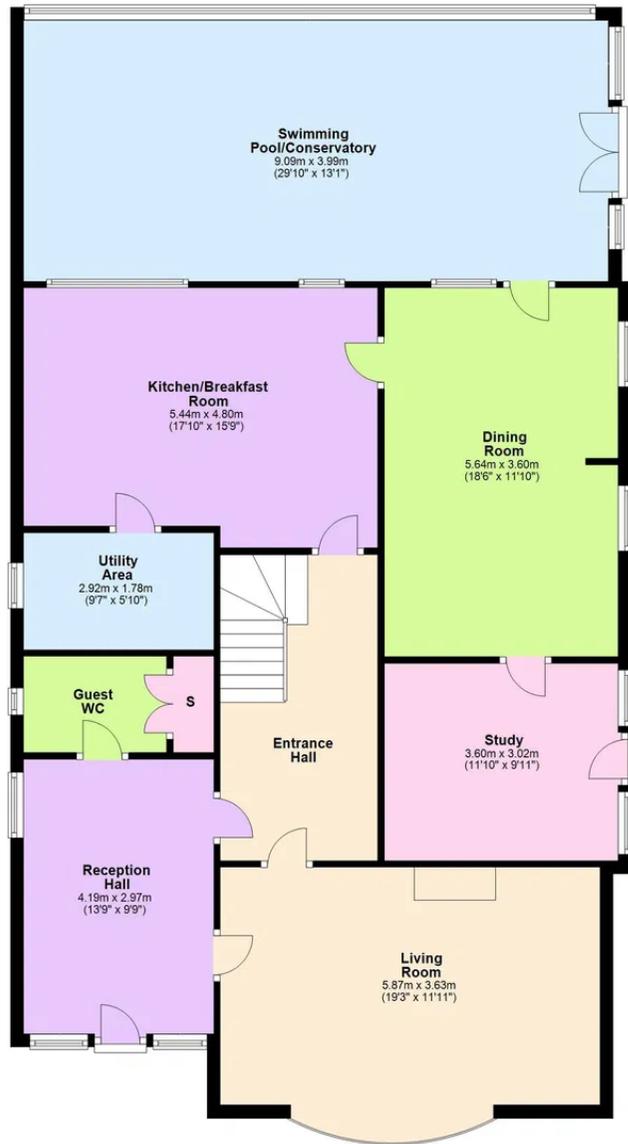
- NO CHAIN
- Five Bedrooms and Three Bathrooms
- Guest Cloakroom
- Modernised Kitchen and Utility
- Endless Pool Situated in the Conservatory
- Prestigious Cul De Sac Location
- Large Private South-East Facing Garden
- Two Driveways, Garage and Carport
- EPC RATING: C
- COUNCIL TAX: F

Tenure: Freehold

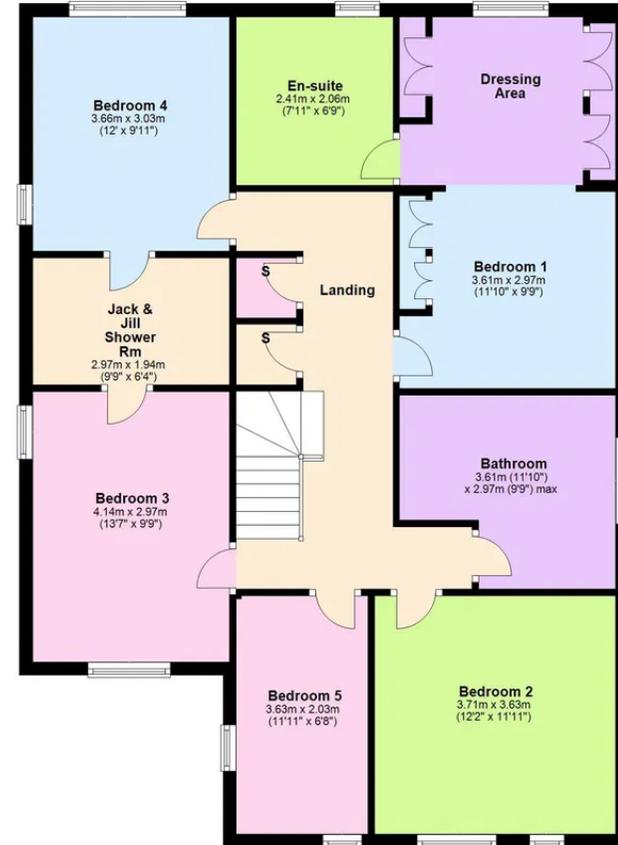




Ground Floor
Approx. 164.9 sq. metres (1775.1 sq. feet)



First Floor
Approx. 103.8 sq. metres (1116.9 sq. feet)



Total area: approx. 268.7 sq. metres (2892.0 sq. feet)

Henderson Connellan Kettering office 01536 417888 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.

