



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Bowhill, Kettering NN16

## "The Wildflower Garden"

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## "The Wildflower Garden"

If gardens are important to you then you must come and view this sensational detached family home offering versatile living and beautiful gardens. Just a short walk from the town centre, hospital and Kettering mainline railway station offering access to London St Pancras in under an hour. The property is well-presented and comprises entrance hallway, bay fronted living room with feature fireplace, fabulous free flowing kitchen/dining/family room which is the real hub of the home complimented by the utility room and guest cloakroom. In addition there is a further versatile reception room, currently used as a downstairs bedroom but would make a great playroom or work from home space. Upstairs there is a lovely family bathroom, separate WC and four sizeable double bedrooms. Outside the driveway provides off road parking. The outstanding rear garden is divided into two sections with both a formal entertaining area with large decked seating area and landscaped borders. Beyond this is the 'Wildflower Garden' with large nature pond, wildflower plantings and much more. A peaceful retreat enjoying total privacy! Call us to book a private viewing today.

**Kitchen/Dining Room** - 2.01m x 3.18m (6'7" x 10'5")

**Family Room** - 3.63m x 3.73m (11'11" x 12'3")

**Living Room** - 3.63m x 4.29m (11'11" x 14'1")

**Snug/Bedroom** - 2.9m x 5.26m (9'6" x 17'3")

**Utility** - 1.98m x 1.35m (6'6" x 4'5")

**WC** - 1.98m x 2.84m (6'6" x 9'4")

**Bedroom 1** - 3.68m x 3.81m (12'1" x 12'6")

**Bedroom 2** - 3.07m x 3.78m (10'1" x 12'5")

**Bedroom 3** - 2.97m x 2.41m (9'9" x 7'11")

**Bedroom 4** - 3.12m x 2.72m (10'3" x 8'11")

**Bathroom** - 3.18m x 2.67m (10'5" x 8'9")

**Study** - 2.72m x 2.69m (8'11" x 8'10")

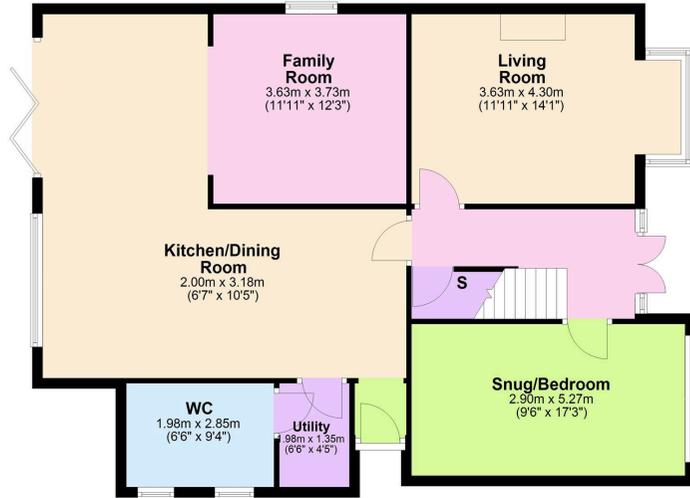
**AC** - 1.04m x 1.75m (3'5" x 5'9")

**WC** - 1.04m x 1.7m (3'5" x 5'7")



### Ground Floor

Approx. 101.2 sq. metres (1089.8 sq. feet)

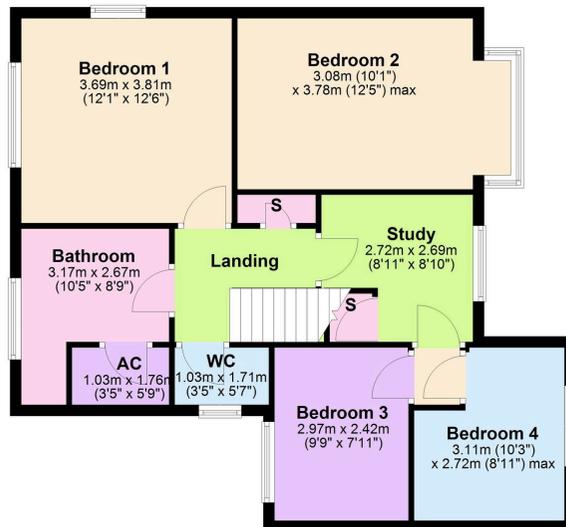


Total area: approx. 169.6 sq. metres (1825.8 sq. feet)

- Beautiful Gardens
- Versatile Layout
- Open Plan Kitchen/Dining/Family room
- Five Double Bedrooms room
- Perfect for Working from Home
- Ultra-Convenient Location
- Off Road Parking
- COUNCIL TAX: D
- EPC RATING: D

### First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



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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