



11 Hood Walk, Kettering NN15 6PZ £400,000

WOW! If you are looking for a wonderful FOUR/FIVE BEDROOM family home then look no further. This property has been extended and renovated to an exceptional standard that offers a luxury fitted kitchen and quality bathroom and en suite. All the usual benefits include gas central heating, double glazing and well presented throughout but its the family orientated living space that must be seen to be appreciated with the open plan sitting/dining and kitchen area with patio and Tri-fold doors opening onto a large enclosed garden. In addition to this the accommodation comprises of a reception hall, separate lounge, playroom/bedroom five, sitting/dining/kitchen area. utility room, wc, landing, four bedrooms with en-suite and dressing room to the master, and a luxurious family bathroom. Located in a sought after area close to open park land but remains accessible to many amenities to include schools, shops, bus routes, Wicksteed Park, main road links and there is a main line railway connection to London St Pancras from Kettering Station. Viewing essential.

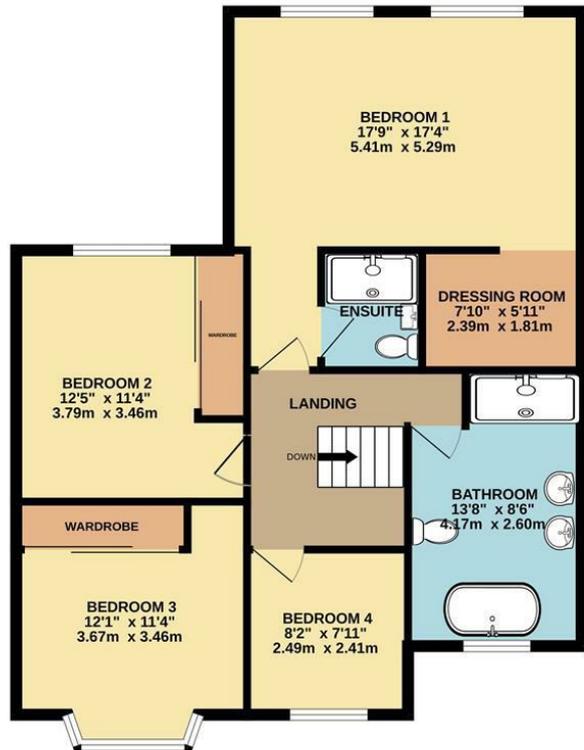
Tenure: Freehold
Energy Rating: C
Council Tax Band: C

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Wonderful Family Home
- Super Open Plan Kitchen/Sitting Dining Room
- Fully Fitted Kitchen With Built In Appliances
- Luxury Bathroom and En Suite
- Separate Lounge
- Play Room/Bedroom 5
- Off Road Parking
- Four Large Bedrooms
- Sought After Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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