



Connells

Larkwood Close
Kettering



Property Description

Situated in a highly regarded residential area, this spacious and beautifully presented five-bedroom detached home offers the perfect blend of comfort, style, and practicality—ideal for growing families.

The ground floor features a substantial living space, including a stunning open-plan kitchen/diner that serves as the heart of the home, perfect for entertaining and everyday living. A generous lounge provides a relaxing retreat, complemented by a cosy snug/sitting room, garden room/study and a separate utility room for added convenience.

Upstairs, the property boasts five well-proportioned bedrooms, including a luxurious master suite complete with its own ensuite bathroom. The remaining bedrooms are equally spacious and filled with natural light, making them ideal for family members, guests, or home working.

Outside, the south-facing rear garden is a standout feature—private and not overlooked, it offers multiple decking areas perfect for outdoor dining, entertaining, or simply enjoying the sunshine. The property also benefits from a driveway providing off-street parking.

This exceptional home is a rare find and must be viewed to be fully appreciated.

Ground Floor

Entrance Hall

Entrance door to the front, stairs leading to the first floor.

Sitting Room

14' 9" x 9' 11" (4.50m x 3.02m)

Window to the front, access to utility room, radiator.

Living Room

15' x 10' 4" (4.57m x 3.15m)

Window to the front, radiator.

Kitchen / Diner

25' 5" x 8' 9" (7.75m x 2.67m)

A range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven, grill and hob with cooker hood, integrated appliances, space for dishwasher, tiled splash backs, coving, dado rail, radiator.

Utility Room

External door to the rear garden, a range of wall and base units with rolled edge work surfaces, butlers sink, boiler.

Garden Room / Study

14' 3" x 6' 5" (4.34m x 1.96m)

External door and French patio doors to the rear.

Cloakroom

Wash hand basin, low level WC.

First Floor

Landing

Bedroom One

13' 10" x 8' 11" (4.22m x 2.72m)

Window to the front, built in wardrobes, radiator.

Ensuite

Window to the rear, built in storage.

Bedroom Two

17' 2" x 8' 6" (5.23m x 2.59m)

Windows to the front, built in wardrobes, radiator.

Bedroom Three

13' 2" x 10' 5" (4.01m x 3.17m)

Windows to the front, built in wardrobes, radiator.

Bedroom Four

13' 1" x 8' (3.99m x 2.44m)

Window to the front, built in wardrobes, radiator.

Bedroom Five

8' 5" x 8' 4" (2.57m x 2.54m)

Window to the rear, radiator.

Bathroom

Windows to the rear, bath with shower over, wash hand basin, low level WC.

Externally

Rear Garden

South facing, fully enclosed, gated side access, decking area, patio area, laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

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 Band: D

Tenure: Freehold

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Property Ref: KTT308577 - 0003