



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Buttermere Close, Kettering NN16

"Well Connected"

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## "Well Connected"

A moments walk from Kettering General Hospital, the mainline railway, town centre and a selection of great schools are all within easy reach of this impressive, detached home, discreetly positioned within this exclusive development fronting onto Gipsy Lane. The stylish interior includes an entrance hall, guest cloakroom, versatile study/snug, generous light filled living room enjoying the warmth of a living flame effect gas woodburner. The modern kitchen has integrated appliances and quartz worksurfaces leading to the utility room. Upstairs there is a principal bathroom and four bedrooms with an ensuite to the main bedroom and built in wardrobes to three bedrooms. Gas central heating, UPVC double glazing and security alarm system conclude the inside. Outside a private double width driveway provides parking for two/three cars extending to a double garage, the fore garden is attractively presented and the lovely wrap around rear garden enjoys a mature feel. Work, family, commuting – it's all accessible from here.

**Living Room** - 5.87m x 3.33m (19'3" x 10'11")

**Dining Room** - 3.15m x 2.39m (10'4" x 7'10")

**Study** - 2.74m x 2.67m (9'0" x 8'9")

**Kitchen** - 3.12m x 2.95m (10'3" x 9'8")

**Utility** - 1.57m x 1.55m (5'2" x 5'1")

**Bedroom 1** - 4.04m x 3.05m (13'3" x 10'0")

**Ensuite** - 2.54m x 1.75m (8'4" x 5'9")

**Bedroom 2** - 3.12m x 2.97m (10'3" x 9'9")

**Bedroom 3** - 2.72m x 2.29m (8'11" x 7'6")

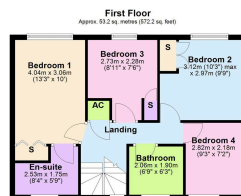
**Bedroom 4** - 2.82m x 2.18m (9'3" x 7'2")

**Bathroom** - 2.06m x 1.91m (6'9" x 6'3")





Total area: approx. 140.0 sq. metres (1507.3 sq. feet)



- Detached
- Impressive corner plot
- Four Bedrooms
- Stylish Kitchen with Quartz worksurfaces
- Double Garage
- Off road parking for three cars
- Gas central heating
- UPVC double glazed windows
- EPC RATING: C
- COUNCIL TAX: D



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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