



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Kipling Road, Kettering NN16

"The Good Life"

"The Good Life"

Spacious, beautifully presented and designed with easy living in mind, this impressive three-bedroom bungalow offers a wonderful combination of comfort, flexibility, and space. The location is excellent with bus routes, shops and convenient amenities close by as well as lovely parklands walks, Kettering town centre, mainline railway station, and hospital all within easy reach. The interior comprises entrance hallway with oak style flooring, spacious light filled living room with feature fireplace, fitted kitchen with select integrated appliances which flows to the dining room. There is a principal bathroom and three generous bedrooms, the second bedroom with shower room and a lovely snug offering versatility, with glazed gable end and views of the garden. The block paved driveway provides private parking for two /three cars leading to a single garage and the lovely wrap around gardens are beautifully kept lovely for outdoor living or admiring from the inside. A home that brings comfort, convenience and a little more time to enjoy the good things in life.

Living Room - 4.55m x 4.55m (14'11" x 14'11")

Kitchen - 3.38m x 2.59m (11'1" x 8'6")

Dining Area - 2.62m x 2.59m (8'7" x 8'6")

Bedroom One - 3.61m x 3.4m (11'10" x 11'2")

Bathroom - 2.69m x 2.54m (8'10" x 8'4")

Bedroom Three/Study - 2.62m x 2.34m (8'7" x 7'8")

Bedroom Two - 3.61m x 3.61m (11'10" x 11'10")

Snug/Dressing Room - 4.7m x 2.57m (15'5" x 8'5")

Ensuite - 2.29m x 0.91m (7'6" x 3'0")

Garage - 5.13m x 2.74m (16'10" x 9'0")

- Detached Bungalow
- Three Bedrooms
- Versatile Living Areas
- Bathroom and Shower Room
- Substantial Plot
- Private Landscaped Gardens
- Desirable Quiet Location
- Off Road Parking and Garage
- COUNCIL TAX: D
- EPC RATING: C

Tenure: Freehold







Total area: approx. 121.0 sq. metres (1302.9 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.

