

**HENDERSON  
CONNELLAN**

ESTATE AGENTS

**Speight Crescent, Kettering NN15**

**"Excellence As Standard"**

## "Excellence As Standard"

This fantastic modern detached home, built by Persimmon Homes, occupies a lovely corner plot set within this sought after development in Barton Seagrave. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, living room, a generous free flowing kitchen/dining room with integrated oven and hob as well as an adjoining utility room. Upstairs, you will find a principal bathroom and three well-proportioned bedrooms, the main bedroom with ensuite. The private rear garden enjoys a lawned area and patio, there is a private driveway offering off road parking for two cars leading to a single garage and the front garden is arranged with easy care in mind. Lovely walks, schools and amenities are within easy reach.

**Living Room** - 3.96m x 3.66m (13'0" x 12'0")

**Kitchen/Dining** - 5.49m x 2.74m (18'0" x 9'0")

**Utility Room** - 1.83m x 1.52m (6'0" x 5'0")

**Guest WC** - 1.52m x 0.91m (5'0" x 3'0")

**Bedroom One** - 3.94m x 3.35m (12'11" x 11'0")

**Ensuite** - 2.87m x 2.59m (9'5" x 8'6")

**Bedroom Two** - 2.87m x 2.79m (9'5" x 9'2")

**Bedroom Three** - 2.87m x 2.59m (9'5" x 8'6")

**Bathroom** - 1.98m x 1.7m (6'6" x 5'7")

- Generous Kitchen/Dining Room
- Corner Plot
- Built By Persimmon Home
- Three Bedroom Detached Home
- UPVC Double Glazing
- Gas Central Heating
- Service Charge - £189.75 p.a
- EPC RATING: B
- COUNCIL TAX: D

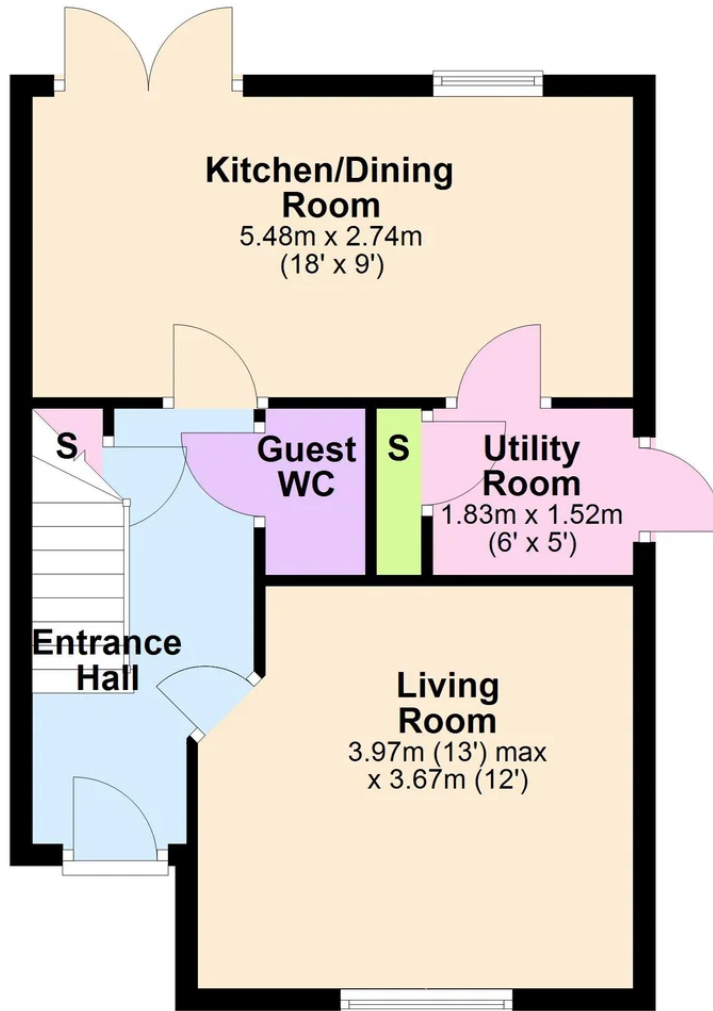
**Tenure:** Freehold





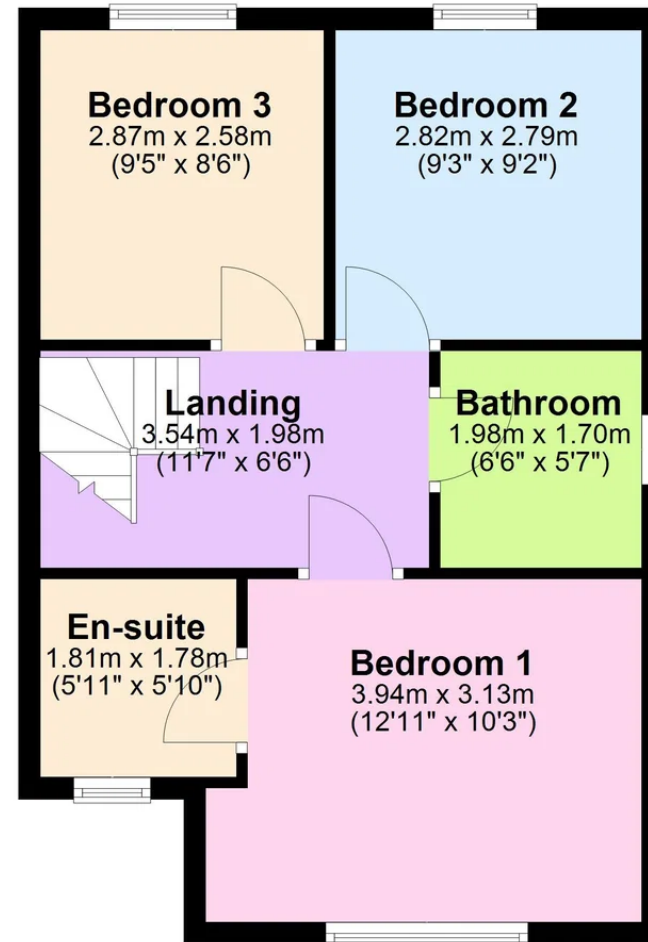
## Ground Floor

Approx. 42.5 sq. metres (458.0 sq. feet)



## First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 85.3 sq. metres (917.9 sq. feet)



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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.

