

# HENDERSON CONNELLAN

ESTATE AGENTS



Berwick Way, Kettering

"All The Right Ingredients!"



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This fabulous, detached home built by Twigden homes is situated on the very desirable Badgers Wood, just off Warkton Lane. The generous plot features a private driveway for two cars, single garage, lawned fore garden and a good size enclosed rear garden.

The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, guest cloakroom, bay fronted living room, formal dining room, kitchen , utility room and conservatory, offering lots of potential. Upstairs you will find the family bathroom and three well-proportioned bedrooms, the main bedroom benefitting from an en-suite shower room. Attractive Walks, Wicksteed Park, Barton hall and a variety of schools are all within easy reach. A recipe for success !

e storage shed, and greenhouse.

**Living Room** - 3.71m x 3.63m (12'2" x 11'11")

**Dining Room** - 3.12m x 2.46m (10'3" x 8'1")

**Kitchen** - 3.76m x 2.46m (12'4" x 8'1")

**Utility Room** - 2.46m x 1.52m (8'1" x 5'0")

**Conservatory** - 4.98m x 2.49m (16'4" x 8'2")

**Garage** - 5.18m x 2.67m (17'0" x 8'9")

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

**Bedroom One** - 3.56m x 3.51m (11'8" x 11'6")

**Bedroom Two** - 3.51m x 2.57m (11'6" x 8'5")

**Bedroom Three** - 2.39m x 2.34m (7'10" x 7'8")

**Bathroom** - 2.26m x 1.63m (7'5" x 5'4")

**Ensuite** - 2.41m x 1.32m (7'11" x 4'4")

- Gas Central Heating
- UPVC Double Glazing
- Detached Family Home
- Three Bedrooms
- Ensuite to Bedroom one
- Sought After Location
- EPC RATING: C
- COUNCIL TAX: C
- Tenure: Freehold

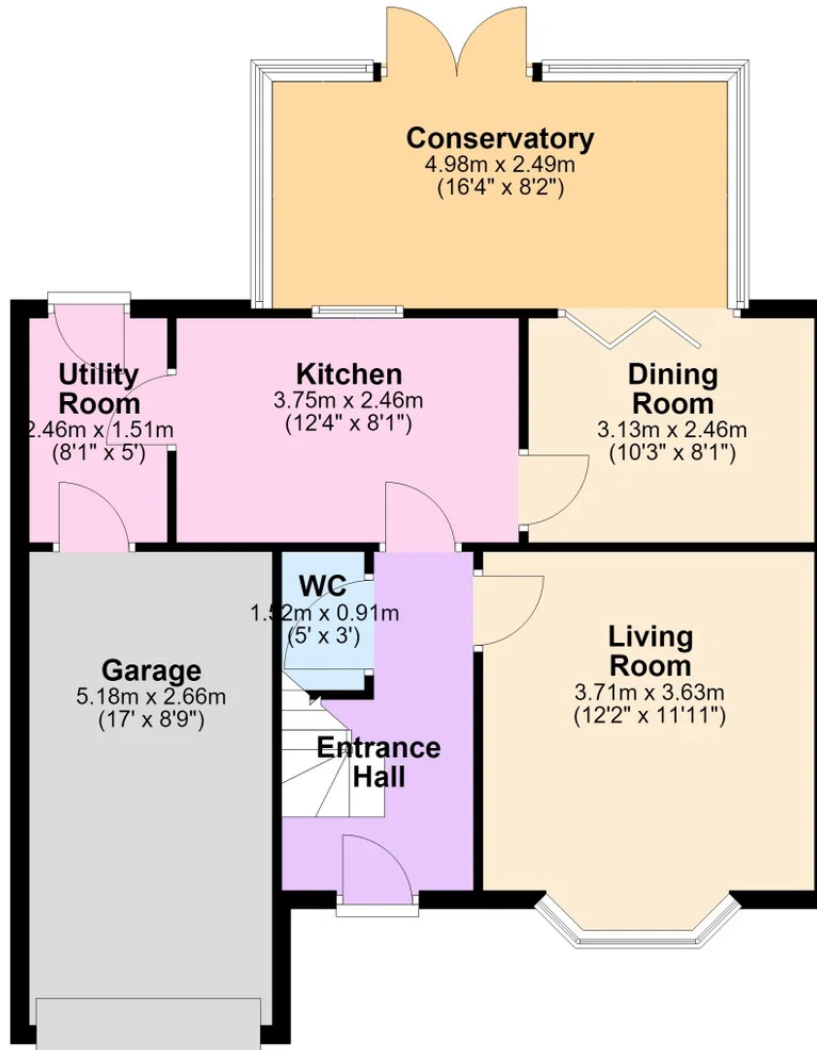






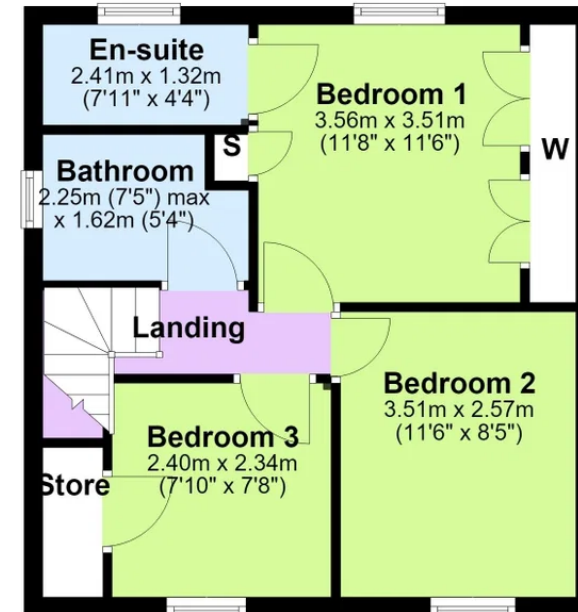
## Ground Floor

Approx. 70.9 sq. metres (763.4 sq. feet)



## First Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 117.2 sq. metres (1261.3 sq. feet)