



**Connells**

Goodhew Close  
Kettering



## Property Description

This detached family home offers a perfect blend of comfort and convenience in a sought-after residential area. It features a double garage and driveway with an EV charging point, ideal for sustainable living, and an enclosed rear garden providing a private outdoor space for relaxation and entertaining.

On the ground floor, the property boasts a spacious living room with French patio doors, creating a bright and airy atmosphere. The kitchen and dining area offer ample storage and direct access to the garden, while a separate study provides the perfect space for remote working. A utility room and ground floor WC add practicality.

Upstairs, the home offers four generously sized bedrooms designed to suit a growing family. The primary bedroom is a standout feature, complete with its own en-suite shower room for added privacy and convenience. The remaining three bedrooms provide flexibility for children's rooms, guest accommodation, or additional office space. A stylish family bathroom serves the household, finished with modern fittings and a clean, contemporary design. The layout ensures plenty of natural light throughout, creating a warm and inviting atmosphere on the upper floor.

The location offers excellent amenities, including supermarkets, schools, healthcare facilities, and leisure options. Kettering Train Station is close by for fast links to London,

and the area benefits from good road connections and plenty of green spaces, making it ideal for families.

## Ground Floor

### Entrance Hall

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

### Kitchen

14' x 10' 11" ( 4.27m x 3.33m )

Windows to the rear and side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, tiled splash backs, space for dining area, vinyl flooring, radiator.

### Utility Room

Door to the side leading to garden, window to the front.

### Lounge

16' 1" x 14' 5" ( 4.90m x 4.39m )

French patio doors to the rear, feature fire place with surround, coving, dado rail, radiators, carpet flooring.

## Study

11' 1" x 9' 10" ( 3.38m x 3.00m )

Bay window to the front, window seat, coving, dado rail, carpet flooring, radiator.

## Cloakroom

Wash hand basin, low level WC.

## First Floor

### Landing

## Bedroom One

12' 3" x 9' 9" ( 3.73m x 2.97m )

Window to the rear, built in wardrobes, carpet flooring, coving, dado rail, radiator, carpet flooring.

## Ensuite

Window to the side, walk in shower cubicle, wash hand basin, low level WC, tiled splash backs, extractor fan.

## Bedroom Two

12' 2" x 8' 9" ( 3.71m x 2.67m )

Window to the rear, built in wardrobes, carpet flooring, radiator.

## Bedroom Three

10' 3" x 8' 8" ( 3.12m x 2.64m )

Window to the front, built in wardrobes, radiator, carpet flooring.

## Bedroom Four

10' 4" x 8' 4" ( 3.15m x 2.54m )

Window to the front, radiator, carpet flooring.

## Bathroom

Window to the side, bath, walk in shower cubicle, wash hand basin, low level WC, tiled splash areas.

## Externally

## Front Garden

Laid to lawn with pedestrian pathway to entrance, enclosed by established shrubbery.

## Double Garage

With off street parking and EV charging point.

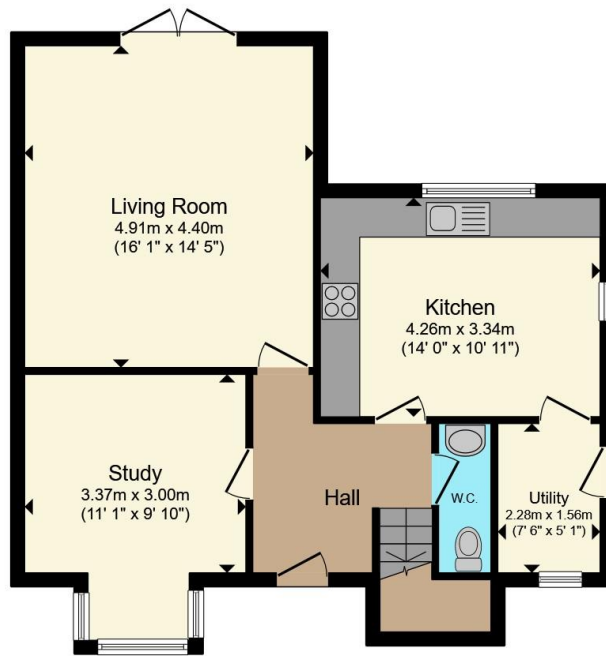
## Rear Garden

Fully enclosed, laid to lawn with raised flower beds, patio area, access to garage.

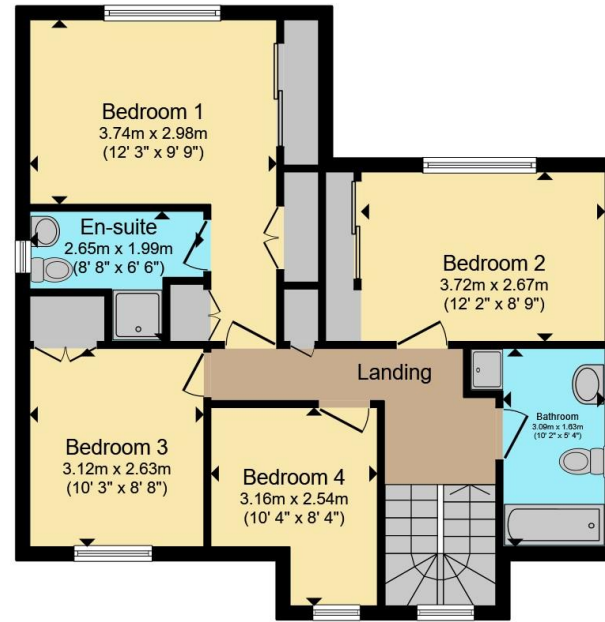








**Ground Floor**



**First Floor**

Total floor area 126.6 m<sup>2</sup> (1,363 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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