

HENDERSON CONNELLAN

ESTATE AGENTS



Pipers Hill Road, Kettering, NN15

"Location & Lifestyle"

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Ideally positioned within easy walking distance of the town centre, railway station and local schools/amenities, this impressive four-bedroom detached home combines generous accommodation with a superb specification and a wonderfully private garden. The property has been thoughtfully extended to create a versatile layout comprising entrance hallway, guest cloakroom, spacious living/dining room with fireplace and extension adding further space to the rear used as a snug looking over the gardens, the kitchen/breakfast/family room is fitted with designer units and offers excellent family living space and you will also find a useful home office. Upstairs you will find the family bathroom and four double bedrooms, the main room with ensuite. The block paved driveway provides ample off road parking in front of the oversized integral garage which is almost a full double in size. The extremely private South facing gardens are beautifully kept and offer the perfect space for family entertaining. A home that brings together space, privacy and everyday convenience, offering the best of both home life and everything the surrounding area has to offer.

Living Room - 3.63m x 3.4m (11'11" x 11'2")

Dining Room - 3.66m x 3.63m (12'0" x 11'11")

Snug - 3.53m x 1.63m (11'7" x 5'4")

Study - 2.16m x 1.85m (7'1" x 6'1")

Kitchen/Breakfast Room/Family Room - 6.22m x 4.5m (20'5" x 14'9")

WC - 1.85m x 0.84m (6'1" x 2'9")

Bedroom One - 4.55m x 3.68m (14'11" x 12'1")

En-suite - 2.72m x 1.19m (8'11" x 3'11")

Bedroom Two - 3.66m x 3.53m (12'0" x 11'7")

Bedroom Three - 3.66m x 3.66m (12'0" x 12'0")

Bedroom Four - 3.66m x 2.21m (12'0" x 7'3")

Bathroom - 3.45m x 1.6m (11'4" x 5'3")

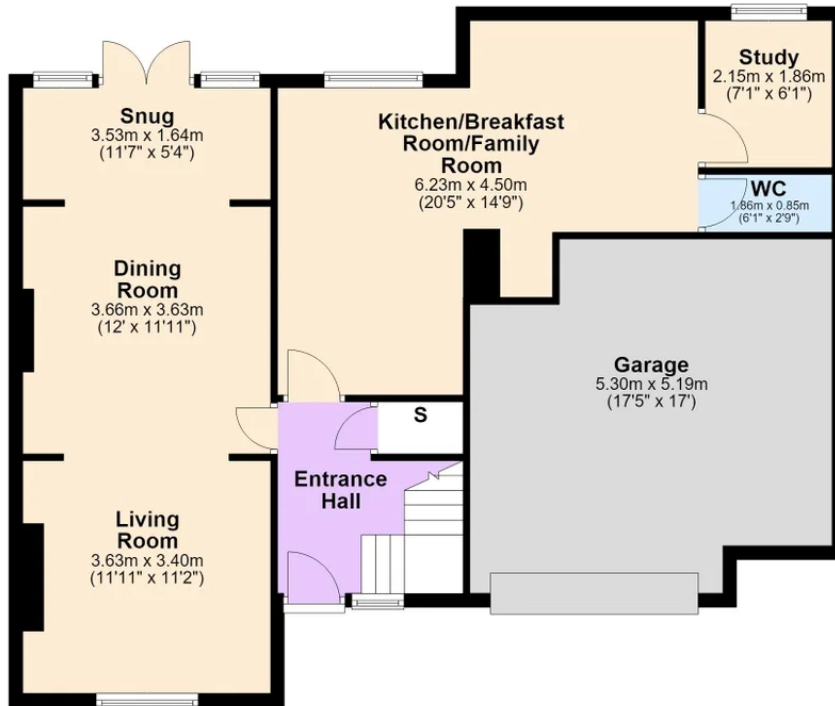
- Detached Family Home
- Open Plan Kitchen/Dining/Family Room
- Four Double Bedrooms
- En-Suite
- Large Garage
- Wonderful South Facing Gardens
- EPC Rating: D
- Council Tax: C
- Tenure: Freehold





Ground Floor

Approx. 96.8 sq. metres (1042.2 sq. feet)



First Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



Total area: approx. 168.3 sq. metres (1811.5 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.

