



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Nina Carroll Way, Kettering, NN15

"Big just got bigger"

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"Big just got bigger"

The impressive dimensions of this fabulous semi-detached home have to be seen to be believed. Benefiting from gas central heating and UPVC double glazed windows the versatile interior includes an entrance hall with useful storage cupboards, guest cloakroom and a social kitchen/ Dining /family room with integrated appliances, vaulted ceilings and double doors to the garden. The living room commands an elevated position to the first floor enjoying an open aspect to the front, there are four double bedrooms arranged over two floors, the generous main bedroom to the first floor with built-in wardrobes and ensuite and the second floor featuring three further double bedrooms and a well-appointed principal bathroom complete with separate double sized shower enclosure. Outside is equally as impressive, a private block paved driveway offers parking for two cars leading to a single garage with an up and over door, the attractively presented split-level rear garden has been landscaped. The location is ultra convenient with the leisure village and a wealth of amenities only a short walk away as well as the mainline Railway, town centre and General Hospital, all of which combines to make this a superb home.

Kitchen/Dining Room - 3.78m x 5.18m (12'5" x 17'0")

Living Room - 3.76m x 5.18m (12'4" x 17'0")

Bedroom 1 - 3.3m x 3.51m (10'10" x 11'6")

Ensuite - 2.57m x 1.57m (8'5" x 5'2")

Bedroom 2 - 4.75m x 2.64m (15'7" x 8'8")

Bedroom 3 - 3.76m x 2.44m (12'4" x 8'0")

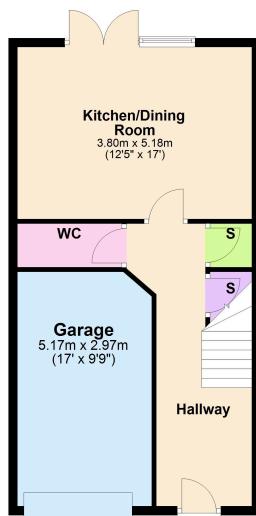
Bedroom 4 - 3.58m x 2.64m (11'9" x 8'8")

Bathroom - 1.83m x 2.44m (6'0" x 8'0")

Garage - 5.18m x 2.97m (17'0" x 9'9")



Ground Floor
Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 139.8 sq. metres (1504.8 sq. feet)

- Gas Central Heating
- UPVC double glazing

- Free flowing designer Kitchen/ Dining/Family Room

- Four generous bedrooms arranged over two floors, the main bedroom with en suite

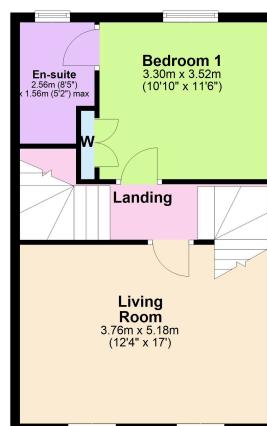
- COUNCIL TAX: D

- First floor living room with an open aspect

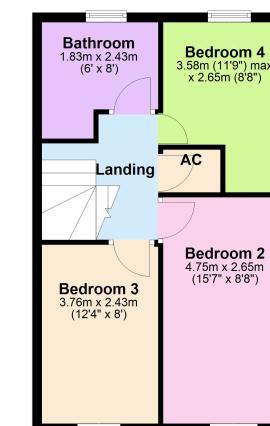
- Landscaped gardens

- EPC RATING: B

First Floor
Approx. 43.6 sq. metres (469.6 sq. feet)



Second Floor
Approx. 43.6 sq. metres (469.7 sq. feet)



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

