

# HENDERSON CONNELLAN

ESTATE AGENTS

**Bluebell Close, Kettering NN16**

Kettering

**"Modern Living with Flexible Space"**

## "Modern Living with Flexible Space"

Occupying a lovely corner plot, in this sought after location, this extended semi detached home offers a stylish, versatile interior. The entrance hall has tiled flooring, a comfortable living room and a fabulous, social free flowing kitchen/dining/family room, complete with French doors opening to the garden. A utility / workshop is practical and there is a guest cloakroom. Upstairs, discover two generous double bedrooms, one featuring fitted storage, and a well-appointed family bathroom. Gas central heating, UPVC double glazing and solar panels aid efficiency. Outside, a driveway provides parking, the foregarden is set behind brick walling whilst the landscaped rear garden boasts patio and decked seating areas, creating perfect spots for relaxation and entertaining. A significant bonus is the cabin, fully equipped with electricity, heating, and internet, offering an ideal space for those working from home or a creative pursuit.

**Living Room** - 3.96m x 3.4m (13'0" x 11'2")

**Kitchen/Dining/Family Room** - 6.35m x 5.31m (20'10" x 17'5")

**Utility/ Workshop** - 2.18m x 0m (7'2" x 0'0")

**Guest WC** - 1.83m x 0.91m (6'0" x 3'0")

**Bedroom One** - 4.44m x 2.84m (14'7" x 9'4")

**Bedroom Two** - 3.38m x 3.33m (11'1" x 10'11")

**Bathroom** - 2.46m x 1.98m (8'1" x 6'6")

**Cabin** - 2.74m x 2.72m (9'0" x 8'11")

- High Quality Finish
- Extended Ground Floor
- Fabulous Open Plan Space
- Off Road Parking
- Outdoor Office
- Desirable Location
- Gas Central Heating
- UPVC Double Glazed Windows
- EPC RATING: B
- COUNCIL TAX: A

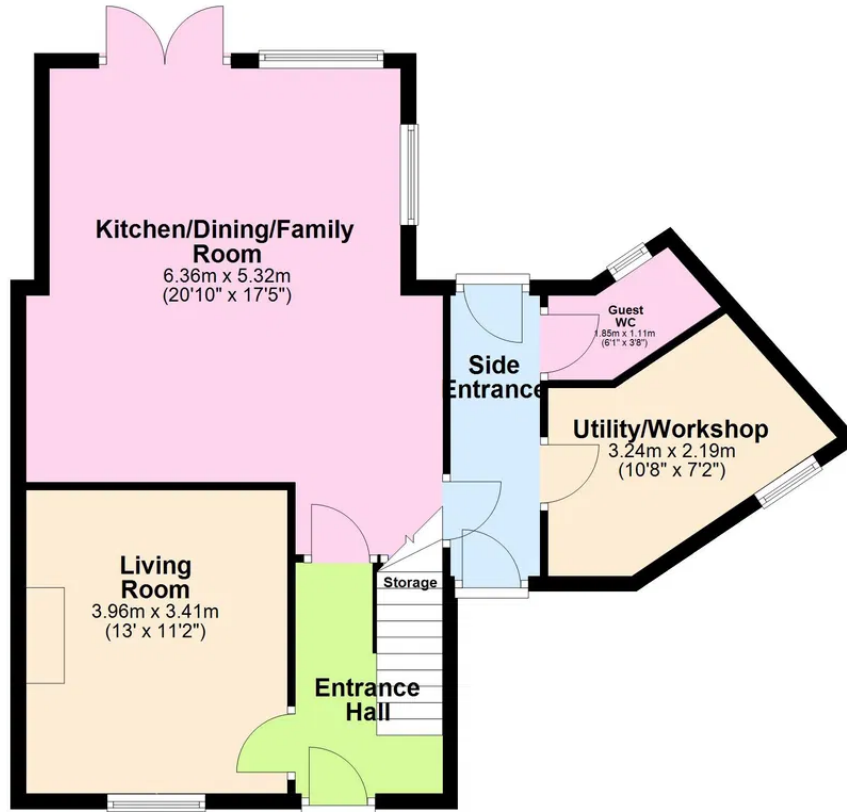
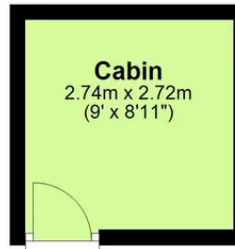
**Council Tax Band:** A

**Tenure:** Freehold

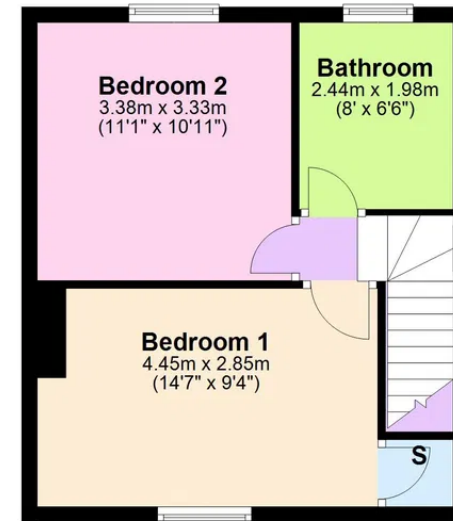




**Ground Floor**  
 Approx. 71.8 sq. metres (773.2 sq. feet)



**First Floor**  
 Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)