

# HENDERSON CONNELLAN

ESTATE AGENTS

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for sale  
01536 417888

Olympic Way, Kettering, NN15

"Instant Appeal"

## "Instant Appeal"

This well-presented detached family home offers convenient modern living, ideally positioned moments from the leisure village itself with lovely lakeside walks, shops, schools and the mainline railway station. The property showcases contemporary design throughout, beginning with an entrance hall featuring wood effect flooring, guest cloakroom, a bright and spacious living room with sliding doors to the garden, a separate dining room / optional bedroom four and a modern designer kitchen with quartz work surfaces and integrated appliances, opening through to a utility room. Upstairs is a stunning updated shower room and three double bedrooms, all with built-in wardrobes, the main bedroom with en suite. Outside, a private block paved and gravel driveway offers parking for two and the rear garden is a great size, perfect for summer outdoor living.

**Dining Room** - 5.05m x 2.41m (16'7" x 7'11")

**Living Room** - 5.89m x 3.61m (19'4" x 11'10")

**Kitchen** - 2.77m x 2.13m (9'1" x 7'0")

**Utility Room** - 1.98m x 1.7m (6'6" x 5'7")

**Bedroom 1** - 3.89m x 3.23m (12'9" x 10'7")

**Ensuite** - 1.68m x 1.42m (5'6" x 4'8")

**Bedroom 2** - 3.17m x 2.79m (10'5" x 9'2")

**Bedroom 3** - 2.82m x 2.62m (9'3" x 8'7")

**Bathroom** - 2.24m x 1.63m (7'4" x 5'4")

- Detached Family Home
- Three Double Bedrooms
- Contemporary Kitchen
- Spacious Living Room
- Separate Dining Room
- Modern Family Bathroom
- Offroad Parking for Two Cars
- Private Garden
- EPC PENDING: C
- COUNCIL TAX: C

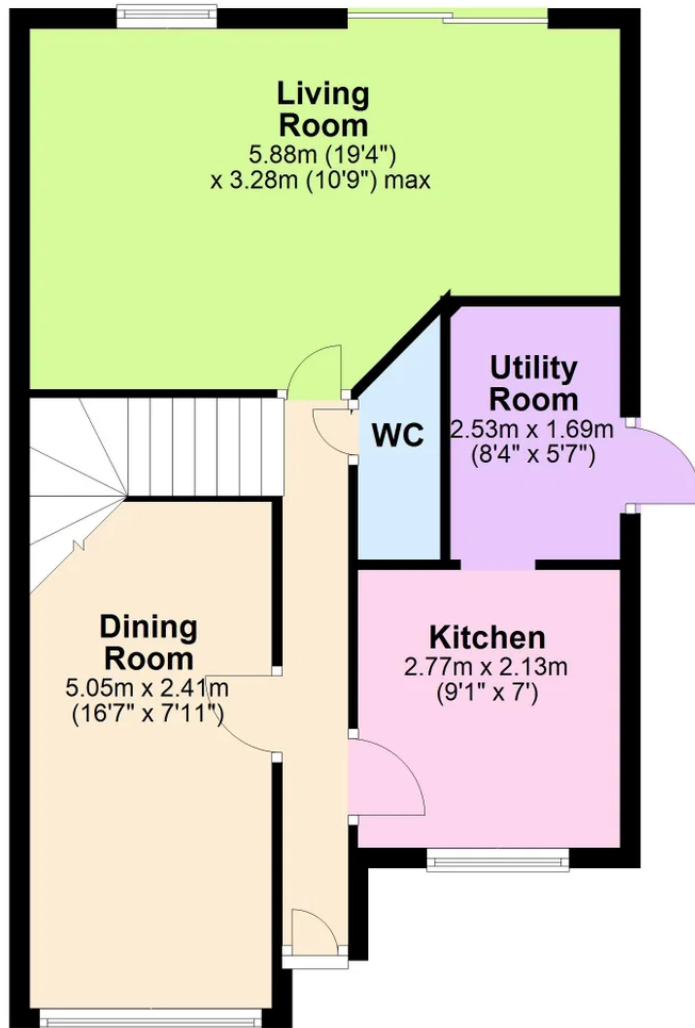
**Tenure:** Freehold





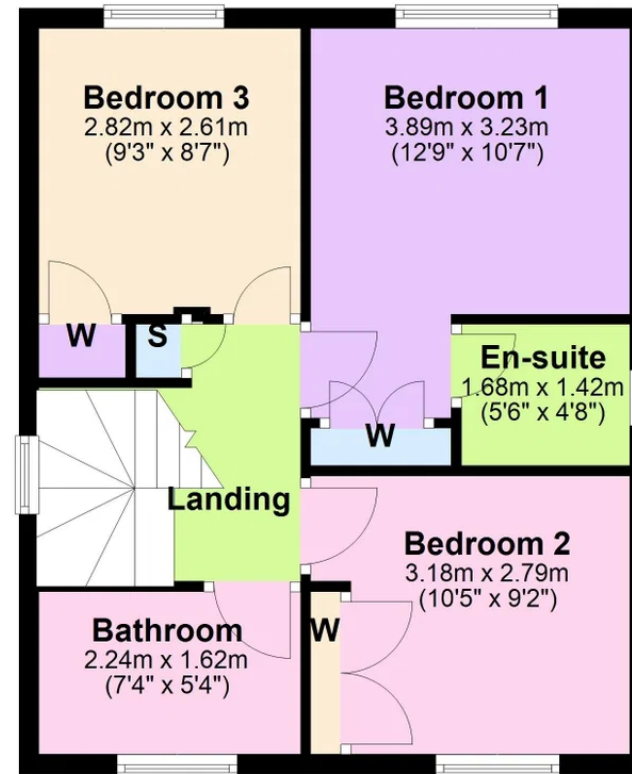
## Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 sq. feet)