

# HENDERSON CONNELLAN

ESTATE AGENTS



Olympic Way, Kettering, NN15

"Instant Appeal"

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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
- Seperate Dining Room
- Modern Family Bathroom
- Offroad Parking for Two Cars
- Private Garden
- EPC PENDING: PENDING
- COUNCIL TAX: C

**Council Tax Band: C**

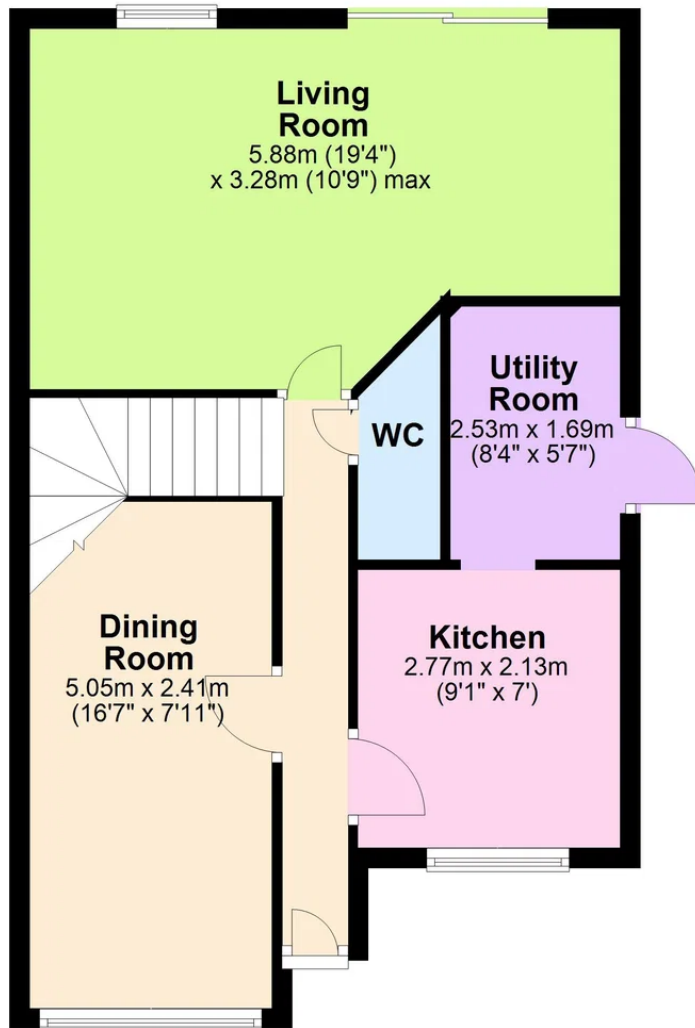
**Tenure: Freehold**





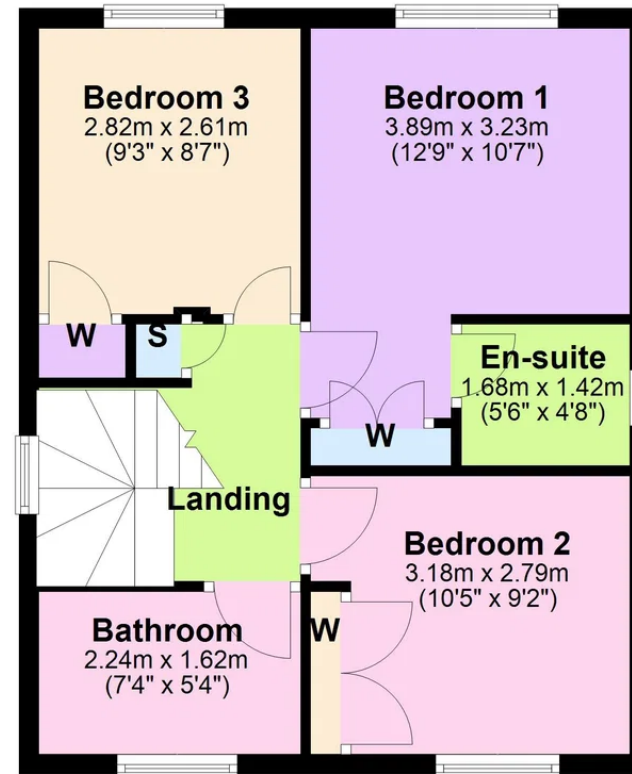
## Ground Floor

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)



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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.

