

HENDERSON CONNELLAN

ESTATE AGENTS

Neale Avenue, Kettering, NN16 9HE
"Urban Convenience With Cutting Edge Efficiency"

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This brand new, detached home combines modern living with cutting edge technology and efficiency, set on this sought after tree lined Avenue. The heart of the Town centre, Mainline railway, General Hospital, and a variety of schools and parks are a short walk away offering convenience. The high quality, contemporary design incorporates central heating via an efficient, Air Source Heat Pump as well as UPVC double glazing. Discreet solar panels supplement the electric supply with a 10kw Battery enabling you to utilise electric generated during the day at a time of your choice, ideal for those looking to charge their car via the EV charger at night from any stored supply, all of which combine to generate an "A" EPC rating. The stylish interior offers versatility great for families or those working from home. The entrance hall has oak interior doors which lead to a large guest cloakroom, the living/family room is a great social space and flows to the designer kitchen/breakfast room with central island quartz worksurfaces and select integrated appliances. The utility room is practical, with integrated freezer and the snug could also be used for formal dining. Upstairs five double bedrooms and three bathrooms are arranged over two floors, the first floor with principal bathroom and four bedrooms, the guest bedroom with ensuite, the second floor forms a principal suite with double bedroom and ensuite. Outside a private driveway provides off road parking with EV charger and the South facing rear garden has porcelain patio and lawned area, ideal for summer outdoor living.

- UPVC Double Glazing and Efficient Heating via an Air Source Heat Pump
- Solar Panels supplement the electricity supply with a 10kw battery and EV Charger
- Entrance Hall which leads to a generous Guest Cloakroom.
- Living/Family Room which opens to the Designer Kitchen/Breakfast Room with select integrated appliances
- Utility Room with space for washing machine and tumble dryer and an integrated undercounter freezer
- Snug which could be used for formal dining
- Five Bedrooms are arranged over two floors, the Main and Guest Bedrooms with Ensuite
- EPC RATING: A
- COUNCIL TAX - TBC
- **Tenure:** Freehold





First Floor

Approx. 72.1 sq. metres (776.6 sq. feet)

Ground Floor

Approx. 88.6 sq. metres (954.2 sq. feet)



Total area: approx. 192.5 sq. metres (2072.1 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.

