

HENDERSON CONNELLAN

ESTATE AGENTS



Sapphire Close, Kettering NN15

“A Real Gem”

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Discreetly positioned in this small select cul de sac, this fabulous, detached home combines seclusion with convenience, with schools, doctors, the town centre and mainline railway all within easy reach. The well-presented interior benefits from gas central heating and UPVC double glazing to include spacious entrance hall, guest cloakroom, kitchen/breakfast room with select integrated appliances, separate formal dining room and a generous living room overlooking the garden. Upstairs there is a principal bathroom and four double bedrooms, three of which benefit from built-in wardrobes, an ensuite to the principal room. Outside there is a private driveway with parking for two cars leading to a single garage with power and lighting, a pleasant foregarden and a well-kept, mature rear garden which enjoys a good degree of privacy. A rare find – come and see for yourself

Living Room - 4.42m x 3.56m (14'6" x 11'8")

Kitchen/Breakfast Room - 4.65m x 2.62m (15'3" x 8'7")

Dining Room - 3.3m x 2.64m (10'10" x 8'8")

Guest WC - 1.78m x 0.74m (5'10" x 2'5")

Bedroom One - 4.24m x 3.68m (13'11" x 12'1")

Ensuite - 1.75m x 1.63m (5'9" x 5'4")

Bedroom Two - 3.76m x 2.67m (12'4" x 8'9")

Bedroom Three - 3.81m x 2.46m (12'6" x 8'1")

Bedroom Four - 3.45m x 2.46m (11'4" x 8'1")

Bathroom - 1.96m x 1.91m (6'5" x 6'3")

- NO CHAIN
- Generous living room overlooking the garden
- Good size, fitted kitchen, with scope to open to dining room
- Separate formal dining room
- Four Bedrooms with en suite to main bedrooms
- Double width leading to single garage
- EPC RATING: PENDING
- COUNCIL TAX: D

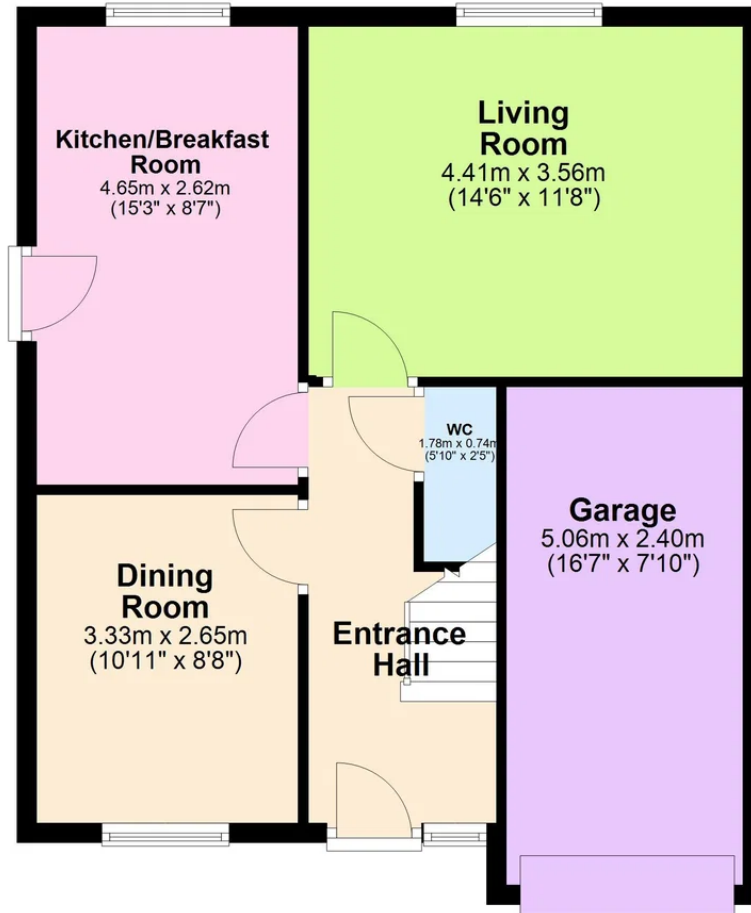
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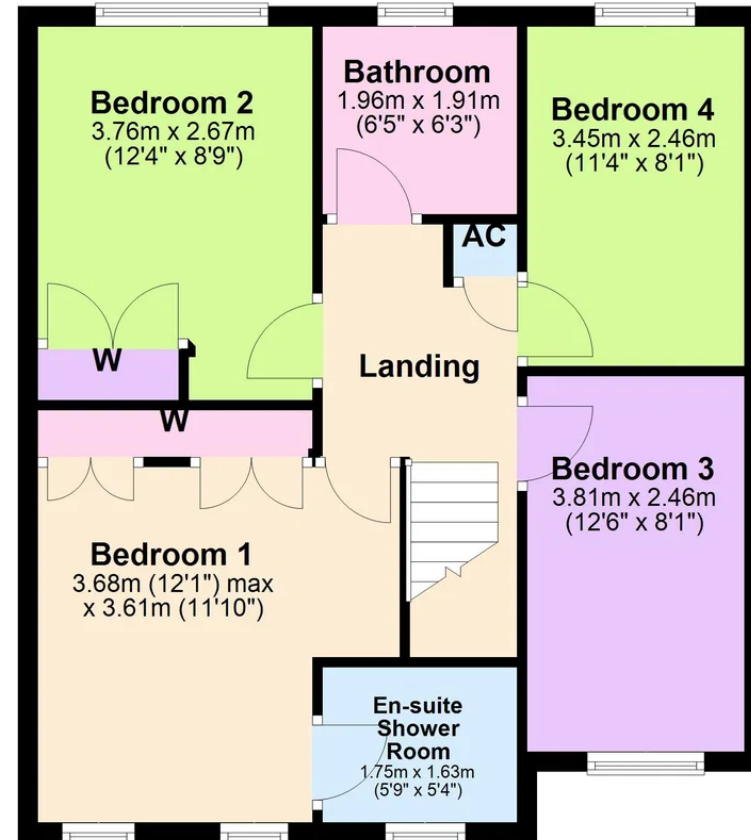
Ground Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



First Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



Total area: approx. 116.4 sq. metres (1252.7 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.

