



3 Dene Close  
Kettering, NN16 9HH



**Simpson & Partners**

## 3 Dene Close

Set on a generous plot of approximately 0.20 acres, this beautifully presented two/three bedroom detached bungalow offers spacious and versatile living, complete with off road parking for numerous vehicles and a double garage.

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## About the Property

Set on a generous plot of approximately 0.20 acres, this beautifully presented two/three bedroom detached bungalow offers spacious and versatile living, complete with off road parking for numerous vehicles and a double garage. The property benefits from UPVC double glazing and gas radiator heating throughout, ensuring comfort and efficiency all year round.

Conveniently situated within easy reach of Kettering General Hospital and Kettering Mainline railway station, the property also enjoys close proximity to the town centre, which is just a short drive away, making it an ideal location for commuters and families alike.

The thoughtfully designed accommodation comprises a welcoming entrance hall leading to a luxury fitted kitchen/breakfast room featuring quartz work surfaces, built in appliances, and French doors that open onto the established landscaped southerly facing rear garden. A generously proportioned lounge/dining room with a feature fireplace creates the perfect space for relaxing and entertaining, while a versatile study/bedroom three offers flexibility to suit your lifestyle. The bay fronted bedroom one is complemented by a further double bedroom and a luxury fitted three piece bathroom suite with under floor heating and electric towel rail, completing the well-appointed interior.

Externally, the property impresses with a low maintenance front garden, a driveway providing parking for numerous vehicles, and access to the double garage with remote control roller door. To the rear, the superb landscaped garden boasts various seating areas, including a paved covered seating area perfect for outdoor dining, along with a cabin/office with WC, ideally suited for those who work from home or wish to accommodate visiting guests.

An internal viewing is a must to fully appreciate the quality, space, and charm this superb bungalow has to offer.

**Price £399,995**



Entrance Hall:

Kitchen/Breakfast Room:

Lounge/Dining Room:

Study/bedroom Three:

Bedroom 1:

Bedroom 2:

Bathroom:

Outside:

Front Garden:

Double Garage:

Southerly Facing Rear Garden:

Cabin:

WC







Rear garden.....





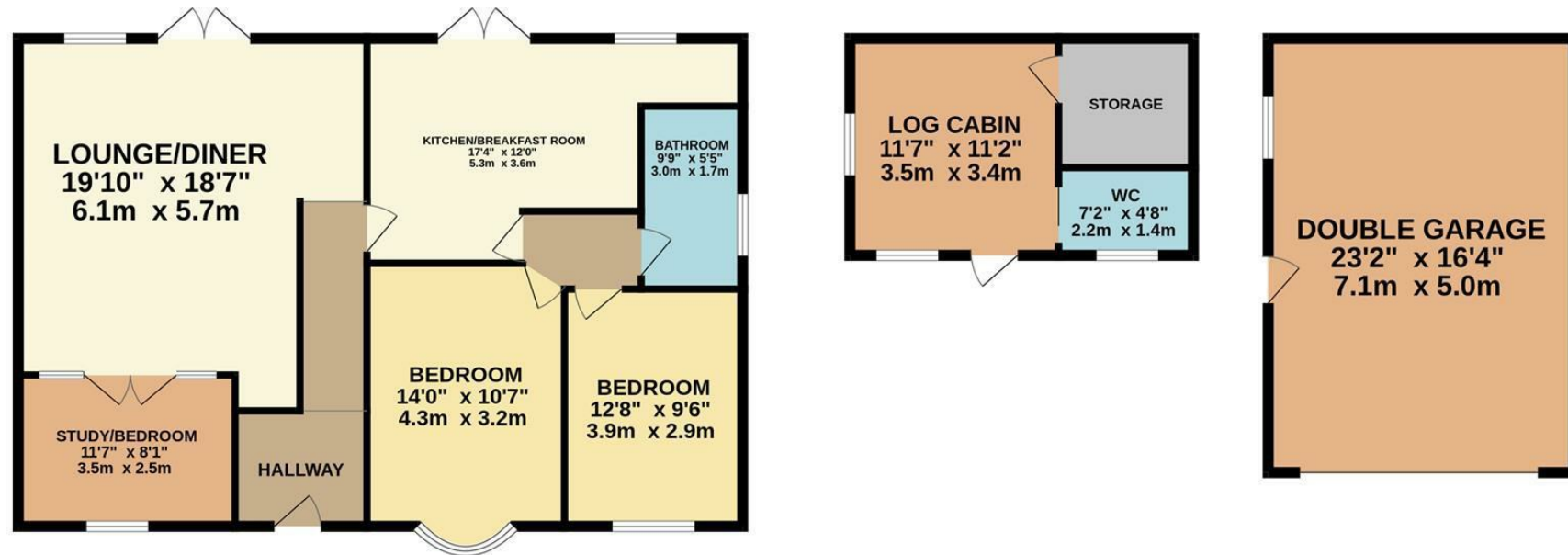


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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