



HENDERSON CONNELLAN

ESTATE AGENTS

Warkton Lane, Kettering NN15

"An Address to Impress"

"A Class Act"

This beautifully appointed extended detached family residence is situated in one of the most sought after locations in Kettering. The property offers substantial living accommodation to include an entrance hall, guest cloakroom, living room with feature fireplace leading to a sizeable conservatory. The palatial dining room is perfect for formal entertaining, the study is a great size ideal for use as a family room and the designer fitted kitchen/breakfast room with a range of integrated appliances lead to a large utility room. Upstairs there is a principal bathroom and four double sized bedrooms, the guest with ensuite and the fabulous principal suite with a range of bespoke fitted furniture and a luxurious ensuite. Outside the wrap around gardens are well kept with a private driveway offering parking for four/six cars and access to a double garage. Enjoy life - move to this most impressive address.

Living Room - 5.84m x 5.41m (19'2" x 17'9")

Dining Room - 5.41m x 3.12m (17'9" x 10'3")

Study - 3.07m x 2.72m (10'1" x 8'11")

Kitchen/Breakfast Room - 4.83m x 3.99m (15'10" x 13'1")

Conservatory - 5.41m x 3.48m (17'9" x 11'5")

Utility Room - 3.63m x 3.4m (11'11" x 11'2")

WC - 1.83m x 1.14m (6'0" x 3'9")

Bedroom One - 6.86m x 4.95m (22'6" x 16'3")

Ensuite - 3.17m x 2.29m (10'5" x 7'6")

Bedroom Two - 3.53m x 3.4m (11'7" x 11'2")

Ensuite - 3.1m x 1.8m (10'2" x 5'11")

Bedroom Three - 4.22m x 2.49m (13'10" x 8'2")

Bedroom Four - 3.3m x 2.87m (10'10" x 9'5")

Bathroom - 2.82m x 2.46m (9'3" x 8'1")

- Detached
- Four Double Bedrooms
- Immaculately Presented
- Large Gardens
- Double Garage
- Versatile Floorplan
- Desirable Location
- Two Ensuities
- EPC RATING: C
- Council Tax: F
- Tenure: Freehold







Total area: approx. 237.6 sq. metres (2557.8 sq. feet)