

# HENDERSON CONNELLAN

ESTATE AGENTS

St Saviours Road, Kettering, NN15  
"Family Matters"

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You can't fail to be impressed by the immaculate interior and versatile space on offer in this extended four bedroom semi-detached family home. The generous accommodation includes an entrance hallway, light filled living room with feature fireplace, bathroom and free flowing kitchen/dining room the real hub of the home. The property continues downstairs with store room and snug/playroom with stairs leading up to an additional room currently set up as an study but could easily be used as an annexe area if required. Upstairs there are three generous bedrooms, the main bedroom with built in wardrobe and en-suite. Outside the driveway provides off road parking and the gardens are beautifully presented with patio seating area and neatly laid lawn with attractively planted borders. Call us to book a private viewing today.

**Living Room** - 4.88m x 3.94m (16'0" x 12'11")

**Kitchen/Dining Room** - 5.05m x 4.47m (16'7" x 14'8")

**Snug/Bedroom 4** - 8.38m x 2.41m (27'6" x 7'11")

**Store** - 3.71m x 2.06m (12'2" x 6'9")

**Bathroom** - 1.88m x 1.68m (6'2" x 5'6")

**Bedroom 1** - 3.58m x 2.79m (11'9" x 9'2")

**Ensuite** - 1.65m x 1.14m (5'5" x 3'9")

**Bedroom 2** - 4.5m x 2.39m (14'9" x 7'10")

**Bedroom 3** - 2.62m x 2.34m (8'7" x 7'8")

**Study** - 4.93m x 2.41m (16'2" x 7'11")

**COUNCIL TAX: D    EPC RATING: C**

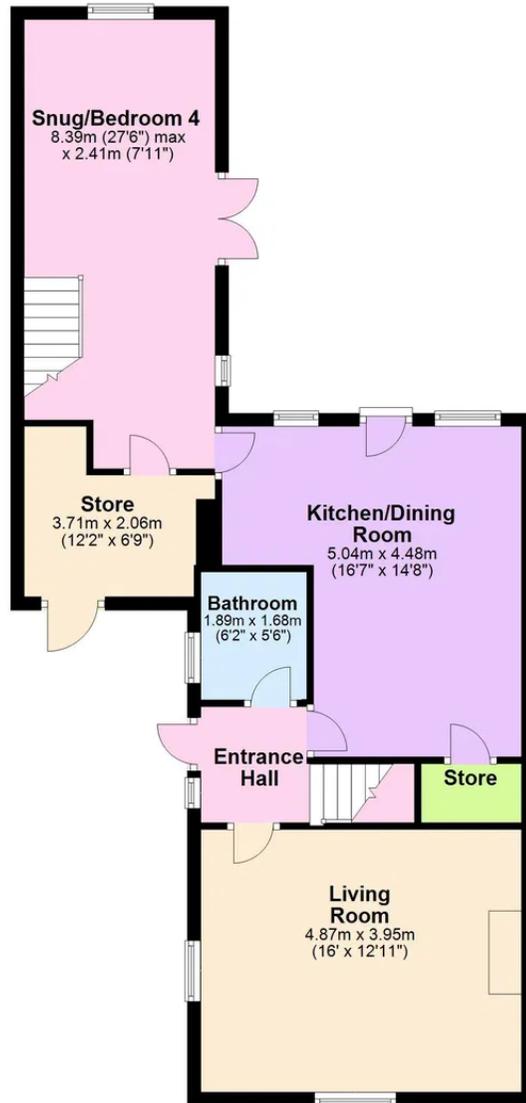




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

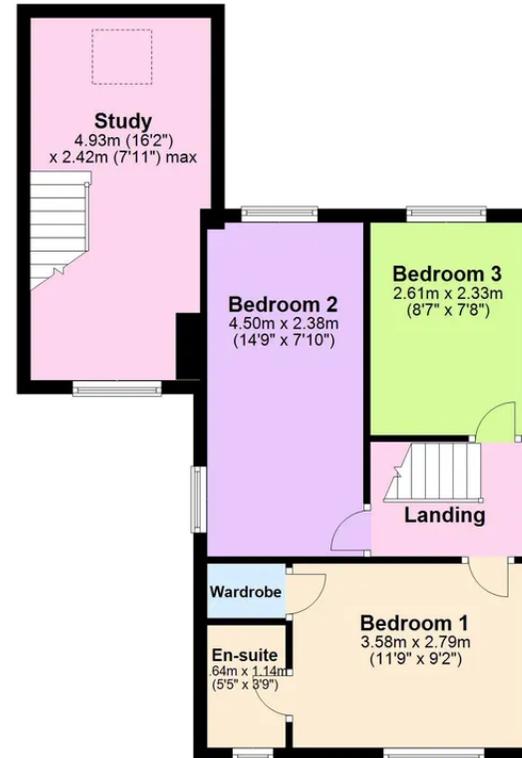
### Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



### First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Total area: approx. 122.9 sq. metres (1323.1 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.

