



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Sovereigns Court, Kettering, NN16

"Autumn to Winter, Spring to Summer"

🛏️ 5 🚿 2 🛋️ 2



"Autumn to Winter, Spring to Summer"

You can enjoy the spectacular change of the seasons with the lovely aspect over a wooded spinney which adjoins the back of this fabulous detached family home, nestled within this desirable Cul De Sac. Built by Messrs David Wilson Homes, the stylish interior benefits from gas central heating, UPVC Double Glazed windows and security alarm to include an Entrance Hall, Guest Cloakroom, Living Room with elegant fireplace and living flame coal effect gas fire, formal Dining Room, Conservatory and a designer Kitchen/Breakfast Room with integrated double oven and hob as well as adjoining Utility Room. Upstairs there is a principal bathroom and five bedrooms, four of which are double sized, the main bedroom with built in wardrobes and en suite. Outside a double width driveway leads to a double garage with twin electric roller shutter doors, lawned fore garden and a lovely rear garden with natural stone patio, the perfect vantage from which to admire the backdrop. Schools, shops, the town centre, and woodlands walks are all within easy reach.

Living Room - 3.48m x 5.03m (11'5" x 16'6")

Conservatory - 4.5m x 2.92m (14'9" x 9'7")

Dining Room - 4.5m x 3m (14'9" x 9'10")

Kitchen - 4.29m x 2.97m (14'1" x 9'9")

Utility Room - 3m x 1.52m (9'10" x 5'0")

Double Garage - 5.03m x 4.98m (16'6" x 16'4")

Bedroom One - 4.42m x 3.48m (14'6" x 11'5")

Ensuite - 3.25m x 2.44m (10'8" x 8'0")

Bedroom Two - 4.55m x 3.2m (14'11" x 10'6")

Bedroom Three - 3.63m x 3.4m (11'11" x 11'2")

Bedroom Four - 3.99m x 2.24m (13'1" x 7'4")

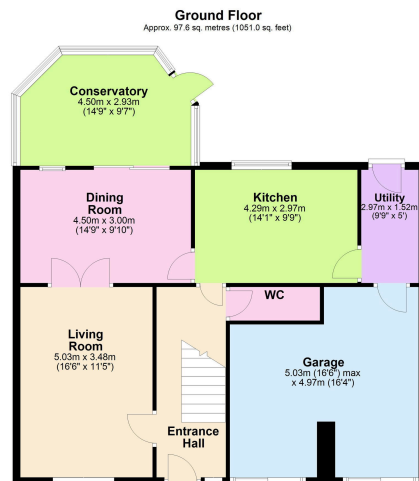
Bedroom Five - 2.84m x 2.51m (9'4" x 8'3")

Bathroom - 3.05m x 2.44m (10'0" x 8'0")





- Gas Central Heating and UPVC Double Glazing
- Living Room with feature fireplace and Living flame, coal effect gas fire
- Designer Kitchen/Breakfast Room with integrated oven and hob
- Principal Bathroom and Five bedrooms, the main bedroom with en suite
- Private Driveway and Double Garage
- Mature garden backing onto a wooded spinney
- Council Tax: E
- EPC Rating: C



Total area: approx. 181.1 sq. metres (1949.5 sq. feet)



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

