

HENDERSON CONNELLAN

ESTATE AGENTS



Wollacott, Kettering NN15

"Grounds for Excitement"

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Occupying a surprisingly large plot, with lovely, landscaped front and rear gardens, this detached home enjoys an enviable position within this highly sought after development with an open, green aspect to the front. The stylish, generous interior features an entrance hall, guest cloakroom, light filled living room with doors to the garden, versatile study/snug, formal dining room, and a contemporary kitchen/breakfast room with select integrated appliances and connecting utility room. Upstairs the landing leads to a principal bedroom and four good sized bedrooms, the main bedroom with fitted wardrobes and ensuite. Gas central heating, UPVC double glazing and security alarm concludes the inside. A private driveway with EV charger provides parking for two cars and leads to the oversized single garage, the fore garden is attractively presented, and the rear garden is a real sun trap, with natural stone patios, a secret garden area provides a lovely private space perfect for outdoor living. The location is ultra convenient, the mainline railway, Restaurant/Cultural Quarter, General Hospital and the A14 are moments away.

Living Room - 4.55m x 3.94m (14'11" x 12'11")

Dining Room - 3.05m x 3.02m (10'0" x 9'11")

Study - 3.2m x 1.85m (10'6" x 6'1")

Utility Room - 2.24m x 1.65m (7'4" x 5'5")

WC - 1.8m x 0.91m (5'11" x 3'0")

Bedroom One - 4.01m x 3.38m (13'2" x 11'1")

Ensuite - 1.96m x 1.6m (6'5" x 5'3")

Bedroom Two - 3.56m x 2.74m (11'8" x 9'0")

Bedroom Three - 3.4m x 2.87m (11'2" x 9'5")

Bedroom Four - 4.01m x 2.36m (13'2" x 7'9")

Bathroom - 2.01m x 1.96m (6'7" x 6'5")

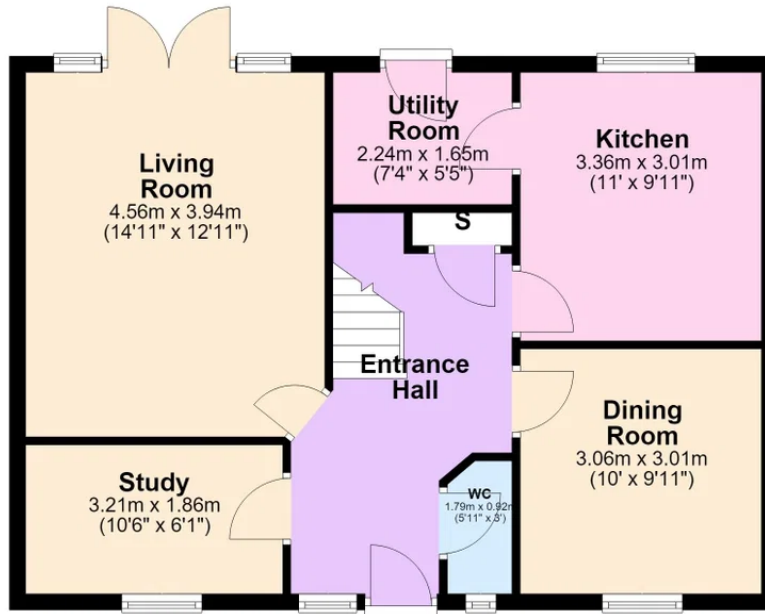
- Detached family home
- Four double Bedrooms
- Main Bedroom benefitting from Ensuite
- Off road parking for one car
- Large private Garden
- Gas central Heating
- UPVC double glazing
- Green spaces- service charge £268.64 pa.
- EPC RATING: B
- COUNCIL TAX: E





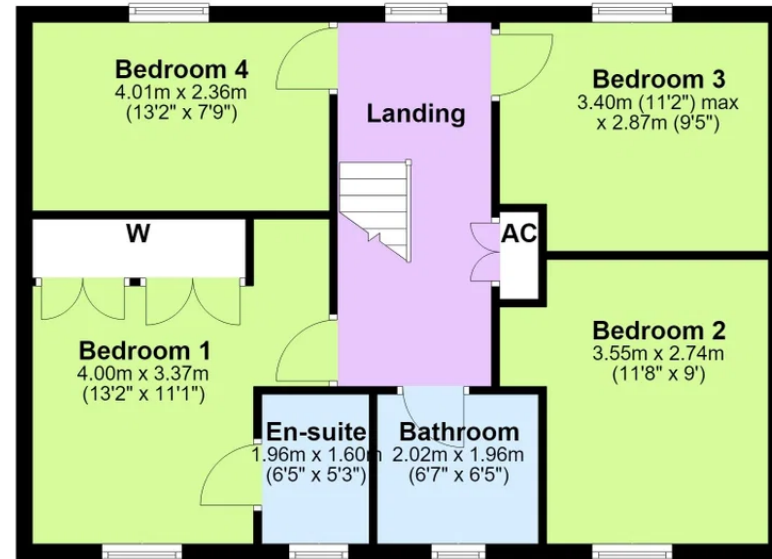
Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.8 sq. feet)



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)