



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Sandringham Court, Kettering NN15

"Often Requested"

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## "Often Requested"

Yet rarely available, this semi detached home built by Persimmon Homes is discreetly positioned at the end of a cul de sac with an attractive outlook. The well presented interior benefits from gas central heating and sealed unit double glazing to include an entrance hall, kitchen and a living room with patio doors to the garden. Upstairs there is a principal bathroom and two double sized bedrooms. Outside a private driveway provides parking and access to single garage, the foregarden is laid to lawn and the rear garden is a great size. Schools, shops, Wicksteed Park, amenities and the A14 are within easy reach.

Outside the property is approached over a paved pathway flanked by a generous foregarden and pathway leading to the front door. There is a driveway in front of a single garage with up and over door. To the rear, the garden is impressive with plenty of space for alfresco dining on the paved terrace, and a further lawned area allowing plenty of space for storage. The garden is currently arranged with care in mind, with panel fencing enclosing the garden.

**Living/Dining** - 4.34m x 3.84m (14'3" x 12'7")

**Kitchen** - 2.74m x 1.96m (9'0" x 6'5")

**Bedroom One** - 3.84m x 2.57m (12'7" x 8'5")

**Bedroom Two** - 2.82m x 2.57m (9'3" x 8'5")

**Bathroom** - 1.96m x 1.93m (6'5" x 6'4")





Total area: approx. 55.3 sq. metres (594.8 sq. feet)

- Semi Detached
- Two Bedrooms
- Parking
- Front and Rear Gardens
- Double Glazing
- Gas Central Heating
- EPC RATING: D
- COUNCIL TAX: B



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.

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