



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Walnut Crescent NN16

"You would have to be Nuts"

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To miss this opportunity of viewing this end of mews home situated on the edge of town within easy reach of Schools, Parks and the town centre. The well presented interior benefits from gas central heating and UPVC double glazed windows to include an entrance vestibule, guest classroom, living room and fitted kitchen with integrated oven and hob. Upstairs are two good sized bedrooms and a principal bathroom. Outside there is a driveway for two cars and the rear garden is a great size with patio and decked area perfect for summer days.

- Entrance vestibule - with stairs rising to first floor, and door to:
- Living room - with wood effect specialist flooring, useful under stair storage, a generous room for entertaining with door leading to:
- Kitchen - with a range of base and eye level cupboards and drawers, single bowl and drainer sink with monobloc tap, space for under counter fridge, and freezer, space for washing machine. Integrated single oven with four ring gas hob set into roll top work surfaces
- Storage/pantry cupboard - a generous cupboard offering further storage.
- Guest Cloak Room with a low level wc, and pedestal wash hand basin

Upstairs there are two bedrooms both of which are double in size, with the principal benefiting from a further recessed storage room. The family bathroom, a fully tiled suite with low level wc, wash hand basin set within a raised vanity unit, heated towel

Outside you will find off road parking for two cars on the gravel driveway with a pathway leading to the front door. You will also find secure gated access to the rear garden. The rear garden is set with ease of care in mind, with both a patio and decked areas ideal for enjoying the sun and a lawn. To the rear of the garden you will find two large storage sheds and the garden is enclosed by mostly timber fencing.

Living Room - 3.91m x 3.81m (12'10" x 12'6")

Kitchen - 3.02m x 2.26m (9'11" x 7'5")

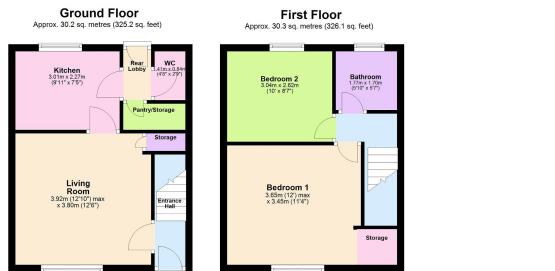
WC - 1.42m x 0.84m (4'8" x 2'9")

Bedroom One - 3.66m x 3.45m (12'0" x 11'3")

Bedroom Two - 3.05m x 2.69m (10'0" x 8'10")

Bathroom - 1.78m x 1.7m (5'10" x 5'7")





Total area: approx. 60.5 sq. metres (651.3 sq. feet)

- Semi Detached House
- Two Bedrooms
- Family Bathroom
- Parking for Two Cars
- Rear Garden
- No Chain
- EPC RATING: C
- COUNCIL TAX: A



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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