

**FLOORPLAN AND MEASUREMENTS**

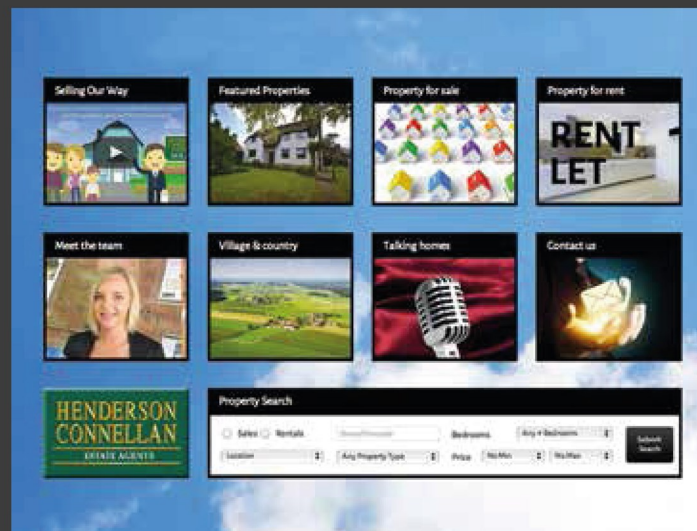


Total area: approx. 164.8 sq. metres (1774.2 sq. feet)



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.

**Urban Seclusion**



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## 9, Forest Glade, Kettering, NN16 9SP

Offers Over £500,000





### "Urban Seclusion"

This very impressive, extended modern detached home built by Messrs Bryant Homes is within easy reach of Schools, Shops and amenities yet enjoys a lovely aspect to the front over Woodland complete with fine walks. The stylish interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, living room with bay window and elegant fireplace and a stunning free flowing kitchen/dining/family room with designer units, the family room in the guise of a light filled conservatory. There is also a separate utility room and a versatile study/snug. Upstairs the landing leads to the principal bathroom and four double bedrooms all with built in wardrobes, the master and guest bedrooms both with with en suite. Outside a private double width driveway leads to a double garage, the foregarden is well-kept and the rear garden is attractively presented enjoying a high degree of privacy. A very special secluded Urban setting. EPC Rating: E COUNCIL TAX: F

## GARDENS AND EXTERIOR

Outside the double driveway provides off road parking in front of the double garage accessed via an up and over door with personnel door to the garden. The frontage is well kept with attractive hedgerow with pathway flanked by lawn leading to the front door. The rear garden offers a high degree of privacy shielded by tall conifers. The patio area sweeps to both sides providing a lovely space for summer entertaining, the lawn is neatly laid and the garden is all designed with easy care in mind.





## INTERIOR

- UPVC double glazed windows
- Gas central heating
- Entrance hallway with Karndean flooring, stairs to the first floor and useful under stairs storage
- Guest cloakroom with low level WC and wash hand basin with monobloc tap inset to vanity unit, splash back and Karndean flooring
- Living room with bay window and elegant feature fireplace and living flame effect gas fire
- Kitchen/Dining/Family room with a range of base and eye level units, one and a half bowl, single drainer sink unit with mono bloc tap inset to worksurfaces, integrated double oven and five ring gas hob with extractor, dishwasher, drinks cooler and space for American fridge/freezer (appliance is negotiable), dining area which free flows to the family room in the guise of a conservatory with French doors to garden
- Utility room with circular bowl with monobloc tap inset, square edge worksurface with matching upstand, and integrated washing machine
- Study - a versatile space perfect for use as a home office, or playroom

- Upstairs there are four double bedrooms, all with built in wardrobes. The master and guest rooms both have en-suite shower rooms
- Bathroom suite comprising low level WC, wash hand basin inset to vanity unit, panel enclosed bath, ceramic tiled splashbacks and flooring
- Master ensuite with low level WC, twin wash hand basins with monobloc tap inset to oak unit, double width glass shower enclosure with rainfall shower, heated towel rail, ceramic tiled splashbacks and flooring
- Guest ensuite with low level WC, wash hand basin inset to vanity unit, glass shower enclosure and ceramic tiled splash backs

