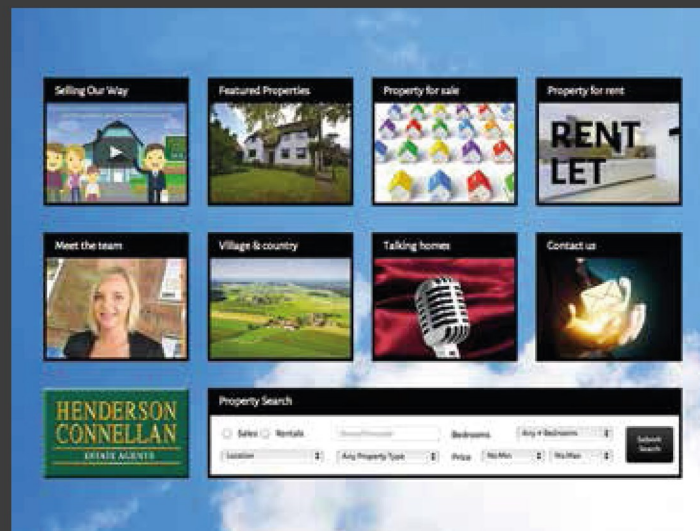


Floorplan and Measurements



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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A High Specification Home



22 Westfields, Little Harrowden, Wellingborough NN9 5BQ

£315,000



"A High Specification Home – In a most desirable village"

This very impressive, extended and refurbished semi detached home is situated in this small Cul De Sac on the edge of this desirable village. Kettering and Wellingborough are within easy reach, their respective mainline railways connecting to St Pancras in under an hour, The village offers fine rural walks, a pub and primary school. The stunning high specification interior includes oak interior doors, gas central heating and UPVC double glazing with an entrance hall with Travertine flooring which extends to the designer kitchen/dining/family room with quartz worksurfaces – a great social space, the living room is lovely, enjoying warmth of a woodburner, further enhanced by stylish radiators and oak window ledges. Upstairs the bathroom has a fabulous cool white suite and the three bedrooms are great sizes. Outside the plot is equally impressive with a private driveway, lawned foregarden and a generous enclosed rear garden offering scope to extend subject to planning. A very special home offering room to grow ! EPC RATING: D COUNCIL TAX: B

- Entrance hall - Entered via a composite door with travertine flooring, useful under stairs storage, oak interior doors leading to;
- Living room - with wood effect specialist flooring, cove corning, oak window ledges, attractive fireplace with woodburner and oak style mantle and designer radiators.
- Kitchen/dining/family room – a generous room, the perfect social space with travertine stone flooring, a designer range of base and eye level cupboards and drawers, Belfast sink with flexible spray tap, quartz worksurfaces, space for slot in cooker and American style fridge/freezer, ceramic tiled splashbacks, integrated dishwasher, opening to a dining/family room with views over the garden.
- Upstairs the landing leads to a principal bathroom with a low-level WC, wash hand basin with built in storage, panel enclosed bath and shower with monobloc tap and rain maker shower head, ceramic tiled splashbacks, and tiled flooring. There are three bedrooms all of which are double sized, the master bedroom enjoying built in wardrobe storage, and views over the rear garden.

Outside

The foregarden is laid to lawn with planted borders with a pathway extending to the front door. A private driveway provides parking for two cars. The generous wrap around rear garden extends to the back and side of the property and enjoys a good degree of privacy from established plantings and evergreen tree, along with a plum tree. To the immediate back of the house is a patio area perfect for garden furniture and alfresco entertaining, the lawn extends to the side of the property. Timber fencing encloses the garden with secure gated access to the side. The garden also benefits from a large shed, and summer house