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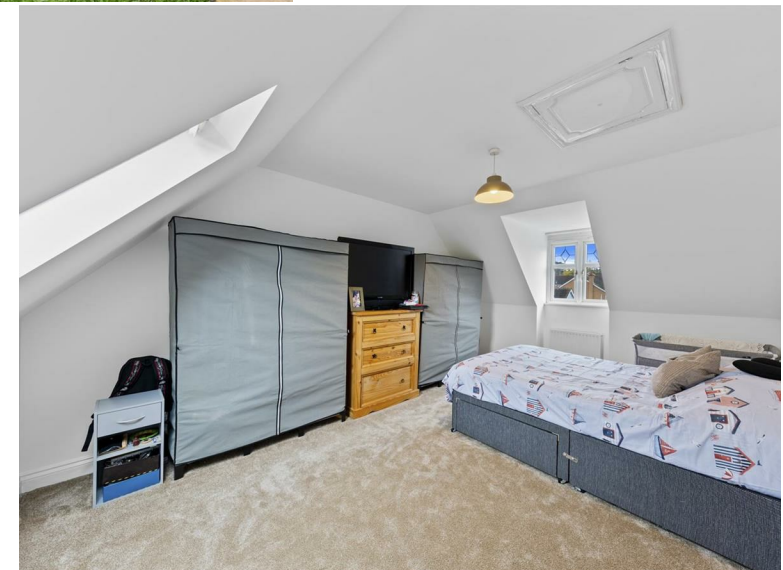
Lakeside Retreat



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6, Roadins Close,
Kettering, NN15 6GY





" Lakeside Retreat"

Enjoying a cul de sac setting with lovely views of the lake is this fabulous, detached home which has been greatly enhanced. Situated on the highly sought after Leisure Village, the free-flowing interior includes a versatile designer kitchen/dining/ living space with select integrated appliances, utility area, dining area with French doors opening onto the garden terrace and free flowing through to the cosy living room with bay window. Furthermore, to the ground floor is a guest cloakroom and study/ playroom. Upstairs, expect to find five double bedrooms set over two floors, the principal bedroom benefitting from integral wardrobes and ensuite shower room. The guest bedrooms enjoy the stunning rear view of the lake and beyond. To the second floor are two further double bedrooms and a complimenting shower room. Outside the property offers a private driveway with parking for two cars in front of the double garage. The attractively landscaped foregarden gives way to the front door, there is an electric car charger point on the wall in the driveway and the rear garden is well presented with large, decked terrace, lawned area, a very tranquil and peaceful setting from which to enjoy the views. Schools, the Leisure Village and mainline railway are all within easy reach.
EPC RATING: PENDING COUNCIL TAX: F

GARDENS AND EXTERIOR

The property is approached over paved pathway and a neatly arranged foregarden enclosed by manicured hedging. There is driveway parking for two cars in front of the double garage. There is an electric car charger point on the wall in the driveway. The rear garden is very private, with a large decked area, lawn and is enclosed by timber fencing. The lakeside views offer a wonderful outlook from the rear of the property and showcase the seasonal changes throughout the year





INTERIOR

- Gas centrally heated with UPVC double glazed windows
- Immaculately presented
- Entrance hall with karndean flooring, doors to rooms and stairs rising to first floor
- Guest WC with low level WC and hand wash basin
- Snug/ Study - a useful additional space ideal for working from home or playroom, with bay window to front elevation
- Kitchen/ Dining/ Living room - a fantastic addition to the home, creating a free flowing space ideal for family life and entertaining. The kitchen comprises a range of white gloss handleless eye and base level units with space for appliances (range cooker/ dishwasher and fridge freezer available by separate negotiation. There is a 1.5 sink and drainer with monobloc tap over set into oak block worksurfaces providing a breakfast bar area, kick board fan heaters and utility cupboard with space and plumbing for washing machine and tumble dryer. There is a door giving access to the side elevation. The dining area provides plenty of space for dining furniture in front of the bay French doors. The dining area free flows through to the living room which is cosy space with bay window to the front elevation.

- The five bedrooms are set over two floors, with the principal suite benefitting from integral wardrobes and ensuite shower room includes corner shower enclosure, wc and pedestal wash hand basin. All bedrooms are excellent sized double rooms.
- Bathroom - set to the first floor and fitted with panel enclosed bath with shower over, pedestal wash hand basin, and wc
- Shower room - located to the second floor with corner shower enclosure, pedestal wash hand basin and WC

