



Connells

Reservoir Road  
Kettering



## Property Description

This detached family home offers generous living space, a practical layout, and a warm, welcoming feel throughout. The ground floor begins with a bright and comfortable living room featuring a large bay window that brings in plenty of natural light. From here, the home flows into a spacious dining room, perfect for everyday meals and entertaining, with convenient access to the kitchen. At the rear of the property, a conservatory provides a relaxing spot to enjoy views of the garden all year round.

Upstairs, the property offers a thoughtfully arranged layout designed to support comfortable family living. The main bedroom spans the full width of the front of the property, creating a particularly spacious and versatile room with plenty of space for wardrobes and additional furniture. The second bedroom is also a generous double, positioned at the rear with a pleasant outlook, making it ideal for older children, guests, or use as a peaceful retreat. The third bedroom provides great flexibility and functions well as a nursery, dressing room, study, or single bedroom depending on your needs. The family shower room completes the first floor, offering a practical and comfortable space for daily routines.

Outside, the property enjoys a private rear garden with a patio area ideal for outdoor dining and relaxation. The garden is enclosed, offering a quiet and secure space. To the front, a driveway leads to a garage, providing ample parking and additional storage.

## Ground Floor

### Entrance Porch

Entrance door to the front.

### Hallway

Stairs to the first floor, under stairs storage cupboard.

### Living Room

Bay window to the front, window and patio door to the rear, feature fire place with brick surround, coving, radiator, carpet flooring.

### Dining Room

Window to the side and rear, coving and ceiling rose, radiator, carpet flooring.

### Kitchen

Window and external door to the side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven, grill and hob with extractor fan, integrated appliances, tiled splash backs and flooring, radiator.

### Conservatory

External doors to the rear and side, windows to the rear and side, tiled flooring.

## First Floor

### Landing

Carpet flooring, radiator.

### Bedroom One

Windows to the front and rear, carpet flooring, radiator.

### Bedroom Two

Windows to the rear, carpet flooring, radiator.

### Bedroom Three

Window to the front, radiator, carpet flooring.

### Shower Room

Window to the side, built in storage cupboard, walk in shower cubicle, wash hand basin set in vanity unit, low level WC, tiled walls, carpet flooring.

## Externally

### Front Garden

Enclosed by brick wall, gated access to entrance and driveway, driveway to the side leading to garage,

### Rear Garden

Fully enclosed with gated access, patio area, laid to lawn.









**Ground Floor**



**First Floor**

Total floor area 109.6 m<sup>2</sup> (1,179 sq.ft.) approx

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 Band: D

Tenure: Freehold

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