



Slipton Lane, Sudborough, Kettering
£420,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Family Home
- Three Bedrooms
- Large Kitchen/Breakfast Room
- Ground Floor Cloakroom/WC & Family Bathroom
- Garage & Off Road Parking

This home occupies an enviable position and is entered via a welcoming porch leading into a central hallway with staircase to the first floor and a convenient ground floor cloakroom/WC. To the front of the property, a spacious lounge enjoys a feature curved bay window and flows seamlessly through to the separate dining room, creating an excellent space for both everyday living and entertaining. French doors from the dining room provide access to the rear garden, while a feature fireplace forms an attractive focal point to the reception areas.



The heart of the home is the impressive kitchen/breakfast room which has integrated oven, hob and extractor plus a wine cooler and dishwasher.

To the first floor, the landing serves three well-proportioned bedrooms. The principal bedroom enjoys a charming curved bay window, whilst the second double bedroom enjoys a fitted wardrobe. A third bedroom provides an ideal child's room, guest room or home office. Completing the accommodation is a family bathroom.

Outside

The rear garden has a good level of privacy with patio paving and lawn, with a pergola over a charming entertaining area. A garden room off the dining room adds additional living space. To the front there is ample off-road parking and garage.

Rooms

Lounge - 12'1" x 13'7" (3.68m x 4.14m)

Dining Room - 13'6" x 10'0" (4.12m x 3.05m)

Kitchen/Breakfast Room - 12'11" x 9'2" (3.94m x 2.80m)

Bedroom One - 12'1" x 13'7" (3.68m x 4.15m)





Ground Floor



First Floor

Total floor area 138.0 m² (1,486 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Bedroom Two - 13'7" x 8'11" (4.13m x 2.71m)

Bedroom Three - 7'9" x 11'5" (2.37m x 3.48m)

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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