



THE SAPLINGS

KETTERING, NORTHAMPTONSHIRE

JAMES
SELICKS

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The Saplings, Kettering, Northamptonshire

A spacious detached family home built by Bryant Homes around 2001; featuring decorative brick quoins, plinth course, stone headers and sills, and located in a desirable and sought after location.

Hallway | Sitting room | Conservatory | Open plan dining kitchen with utility off | Study | Master with ensuite | Three further bedrooms | Family bathroom | Double garage | Private rear gardens | No upward chain

ACCOMMODATION

The accommodation is well proportioned and features a generous sitting room, large conservatory and a superb modern family dining kitchen. The property is entered into an entrance hall with stairs rising to the first floor, access to the living room, a storage cupboard and ground floor WC off. To the front of the property is a study, with a window to the front.

The superb open plan dining kitchen has a window and a feature bay window, both overlooking the rear garden and access via an archway to the sitting room. The kitchen has been fitted with an excellent range of white hi-gloss eye and base level units with granite preparation surfaces over. Integrated appliances include a double oven, gas hob with extractor over and a dishwasher. Off the kitchen is a utility room with a door to the side elevation, white appliance space and further storage.

The generous conservatory has a range of fitted furniture, full height windows overlooking the rear garden and French doors providing access to the rear paved patio. Completing the ground floor is the sitting room, which can be accessed via both the conservatory and kitchen and has a feature bay window to the front elevation.

Stairs rise to the first floor landing which provides access to the first floor accommodation and an airing cupboard. The master bedroom has a window overlooking the rear garden, double built in wardrobes and benefits from an ensuite shower room with four piece suite. Bedroom two also has a window to the rear and double built in wardrobes. Bedroom three is to the front of the property and benefits from a single built in wardrobe and bedroom four has a window to the front elevation. The family bathroom completes the accommodation and has a bath, WC and wash hand basin.

OUTSIDE

To the front of the property is off road parking for two vehicles in front of the double garage which has power and lights. There is a lawned area, a pathway to the front door, a small chipped slate area and hedging provides privacy to the side. To the rear is a wide garden that is extremely private and provides a large patio entertaining area. The rear garden backs onto woodland, making for an extremely private aspect.

LOCATION

The property is part of the Oakwood development of just 57 superior detached houses, in a highly sought after area off Brambleside. It is conveniently located for local schools, the town centre, the A14 and A43. Local state schooling is well catered for with Brambleside community Primary School and Kettering Buccleuch Academy, with private schooling found at St Peters School.

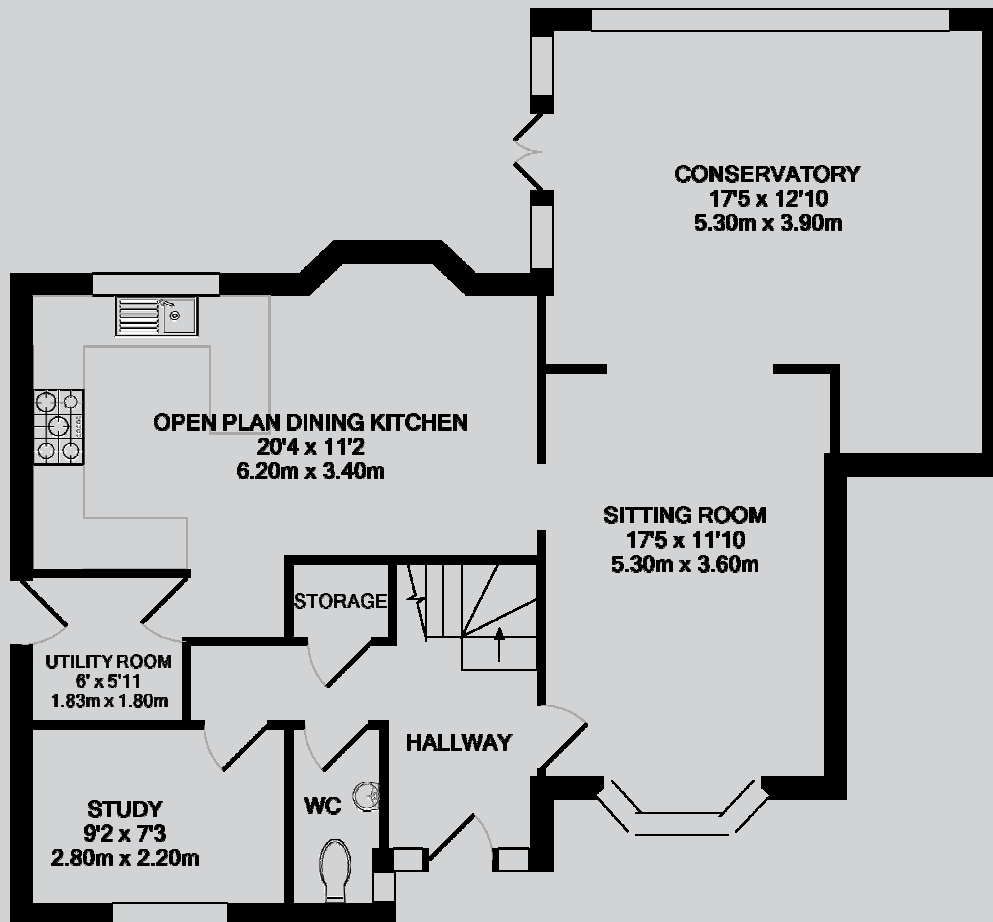
DIRECTIONAL NOTE

From Market Harborough take the A6 as signposted to the A14 and Kettering. Get on the A14 and at the roundabout take the first exit as signposted to the A43. At the next roundabout take the third exit onto Rockingham Road. Take the second left hand turning onto Cleveland Avenue. At the mini roundabout take the first exit onto Forest Glade and second left into The Saplings where the property can be found as indicated by our for sale board.

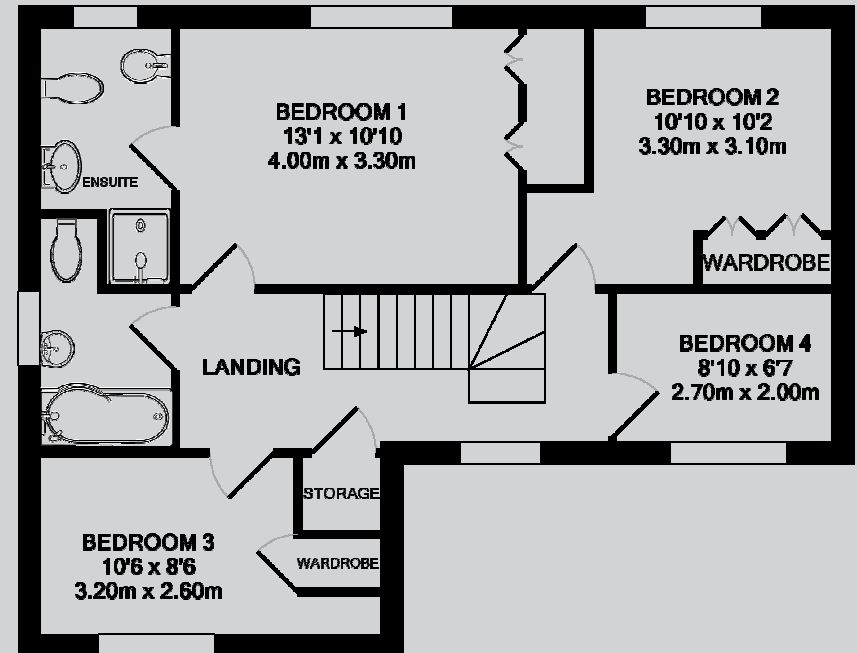




Total Approx Gross Internal Floor Area = 144.7 sq/m – 1558 sq/ft
Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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