



4 CROXEN CLOSE KETTERING

£525,000
FREEHOLD

Carter William Estate Agents are delighted to present a remarkable five-bedroom executive detached family home, nestled in the desirable cul-de-sac of Croxen Close, Burton Latimer. This impressive property spans an expansive 2,782 square feet and offers a wealth of features that cater to modern family living.

Upon entering, you are greeted by a spacious entrance hall that leads to a convenient downstairs w.c. with a fitted shoe cupboard. The ground floor boasts three generous reception rooms, including a large sitting room and a dining room, perfect for entertaining guests or enjoying family meals. The heart of the home is undoubtedly the expansive kitchen diner, which comes equipped with integrated appliances and flows seamlessly into a separate utility room. Bifold doors open up to a stunning air-conditioned conservatory, complete with underfloor heating, creating a perfect space for relaxation throughout the year.

The first floor hosts three well-appointed bedrooms, including a master suite that features access to a private balcony and an ensuite shower room. The ensuite is equipped with underfloor heating and the

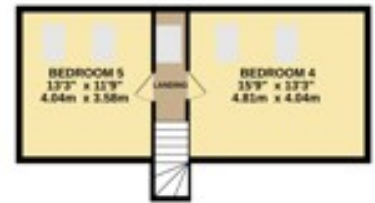


- 5 double bedrooms • 3 modern bathrooms • Large kitchen diner • Air-conditioned conservatory • Double garage included



- Ample parking space • Low maintenance gardens • Located in a cul-de-sac • Balcony with views • Immediate viewing essential





TOTAL FLOOR AREA : 2782 sq.ft. (258.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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