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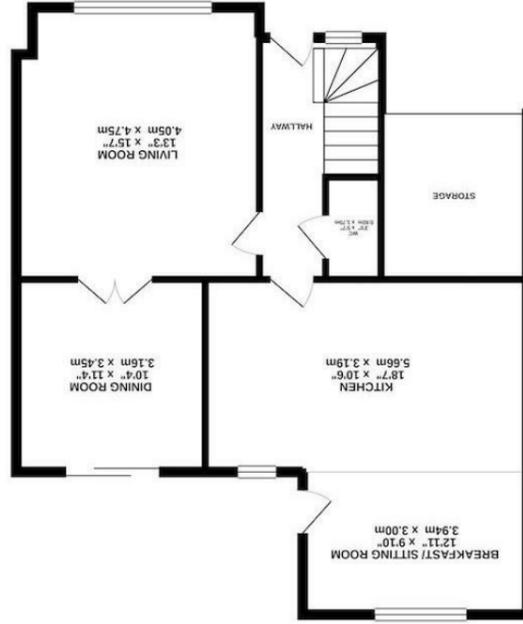
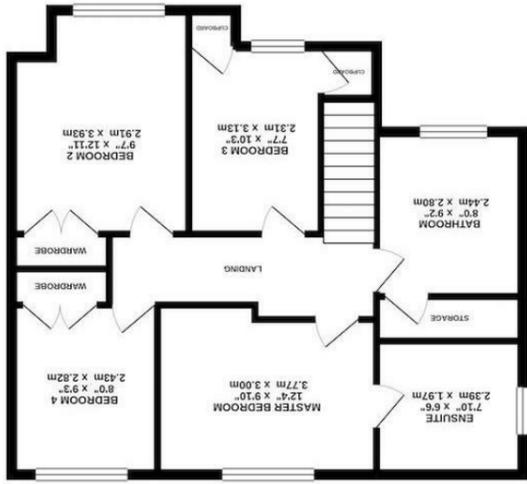
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13 Lonsborough Drive, Kettering, NN15 7LY  
£345,000



An executive and extended family home is situated within the desirable leisure village and has been beautifully modernised by the current owners. With generously sized rooms throughout, the accommodation comprises a stunning kitchen/ breakfast room, which has been converted from part of the garage, two reception rooms, guest w/c, four double bedrooms, modern ensuite shower room and a family bathroom. Externally, there is off road parking and a landscaped rear garden which is mostly laid to lawn and features a patio area.

Entry to the property is accessed via the entrance hall with a staircase rising to the first floor landing and doors to access the living room, kitchen / breakfast room and the guest W/C. The spacious living room has double doors leading through into the dining room, which in turn enjoys views and access of the rear garden via sliding doors. The open plan kitchen/ breakfast/ sitting room forms the extension and has been converted from part of the former garage to create a sociable family space, definitely the heart of this family home. The re-fitted kitchen suite itself comprises eye and base level units with solid work surfaces over, ceramic wash hand basin, integral freezer, full length Larder fridge, dishwasher with space for a Range style cooker and a washing machine.

To the first floor landing there are four double bedrooms, the master of which benefits from a fully tiled en-suite shower room fitted with a walk-in shower, low level w/c and a vanity wash hand basin. The other three bedrooms also boast built-in storage. Offering a three-piece suite, the bathroom comprises a bath with a shower over, low level w/c and a pedestal wash hand basin.

Externally, the driveway offers ample off road parking with access to the former garage which is now conveniently used for storage. The beautifully landscaped garden to the rear features a patio area, laid to lawn garden and space two sheds.



**Living Room**  
15'7" x 13'3" (4.75 x 4.05)

**Kitchen/ Breakfast Room**  
19'5" x 18'6" (5.93 x 5.66)

**Dining Room**  
11'3" x 10'4" (3.45 x 3.16)

**Guest WC**  
5'0" x 2'11" (1.53 x 0.91)

**Master Bedroom**  
12'4" x 9'10" (3.77 x 3.00)

**Ensuite**  
7'10" x 6'5" (2.39 x 1.97)

**Second Bedroom**  
12'10" x 9'6" (3.93 x 2.91)

**Third Bedroom**  
10'3" x 7'6" (3.13 x 2.31)

**Fourth Bedroom**  
9'3" x 7'11" (2.82 x 2.43)

**Family Bathroom**  
9'2" x 8'0" (2.80 x 2.44)