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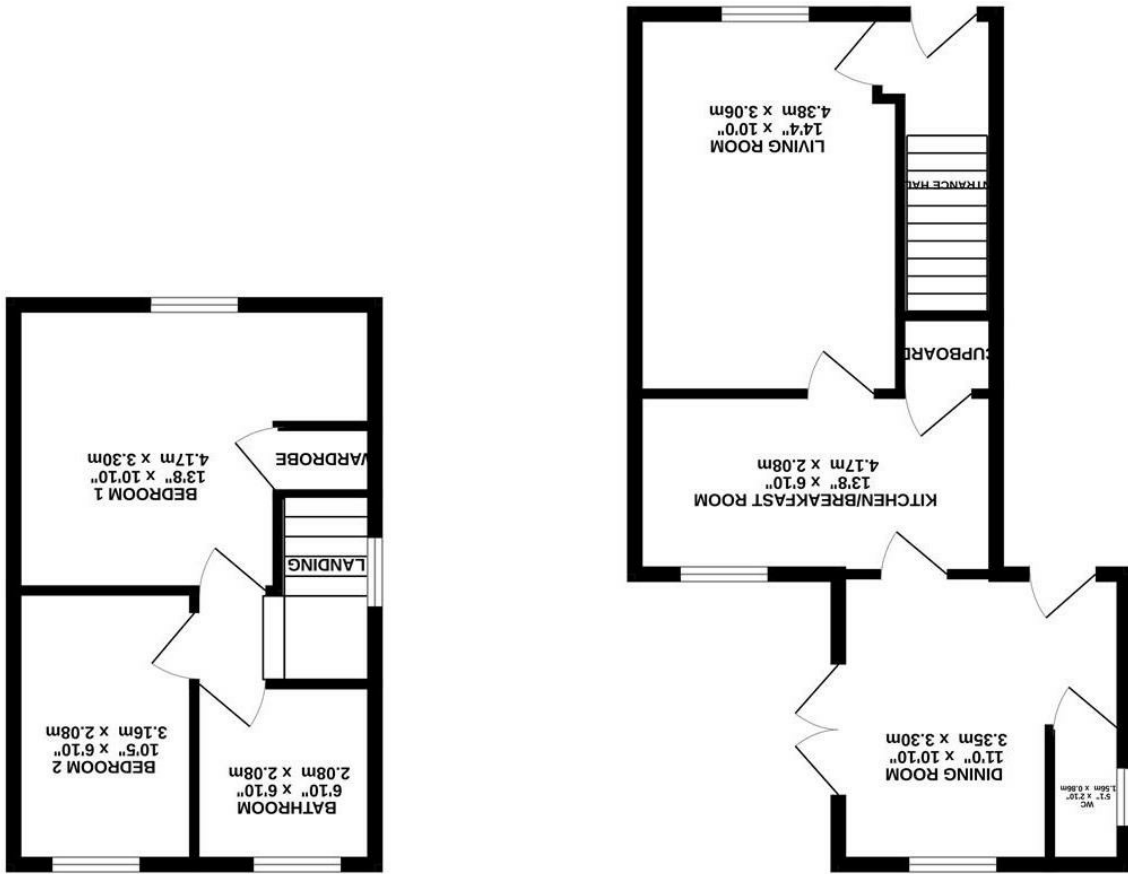
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TOTAL FLOOR AREA: 698 sq ft (64.9 sq m) approx.



**13 Bowland Drive, Kettering, NN15 6TX**  
**Offers in excess of £220,000**



Situated within a quiet cul-de-sac in the heart of Barton Seagrave is this extended, two bedroom semi-detached property. The accommodation is well presented throughout and comprises a living room, kitchen, dining room, guest w/c, two bedrooms and a modern shower room. Externally, you will find a low-maintenance fully enclosed rear garden with ample space for outdoor furniture and off road parking for two cars.

The property is entered via the entrance hall which gives access to the living room and rising staircase to the first floor. Positioned to the front elevation, is the bright and airy living room which is generous in size. The kitchen comprises a range of eye and base level units, integral oven/hob and space for a washing machine. Adjacent to the kitchen is the extended part of the property, currently being utilised as a dining room with plenty of space for a table and chairs. It also benefits from access out to the rear garden via French doors. To conclude the ground floor accommodation you will find a guest w/c and an under-stairs storage cupboard. To the first floor you will find, the family shower room and two bedrooms, the master bedroom of which benefits from built-in storage. The shower room comprises a double shower cubical, low level w/c and a pedestal wash hand basin.

COUNCIL TAX BAND - B  
EPC - C



### Living Room

14'4" x 10'0" (4.38m x 3.06m)

### Kitchen/Breakfast Room

13'8" x 6'9" (4.17m x 2.08m)

### Dining Room

10'11" x 10'9" (3.35m x 3.30m)

### WC

5'1" x 2'9" (1.56m x 0.86m)

### Bedroom 1

13'8" x 10'9" (4.17m x 3.30m)

### Bedroom 2

10'4" x 6'9" (3.16m x 2.08m)

### Bathroom

6'9" x 6'9" (2.08m x 2.08m)

