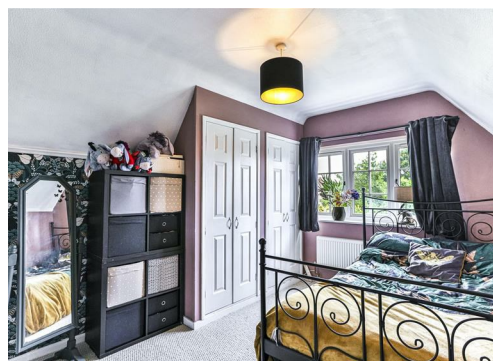


4 1 3 E

Offered to the market is this beautiful 19th century four bedroom semi detached home, situated to the north end of Kettering on Reservoir Road. The property is within walking distance of local shops, supermarkets, primary and secondary schools, and Kettering Pleasure Park. The exceptionally spacious accommodation has been designed with a family in mind, boasts character features throughout, and includes three large reception rooms, a kitchen, four bedrooms, a family bathroom, and a guest WC. Externally, the highly private and secret rear garden is mostly laid to lawn, plus a large paved patio area perfect for outdoor furniture and dining. To the front of the property, there is off road parking for up to three cars plus a garage for a further car or storage.

Upon entry to the property, you are welcomed into the spacious hallway, which gives access to all ground floor accommodation and the rising staircase to the first floor. The three spacious reception rooms showcase original features such as high ceilings, bay windows, and feature fireplaces. The kitchen comprises eye and base level units and has space for appliances, including a range style cooker, an American-style fridge freezer, washing machine, and dishwasher. Both the dining room and family room are flooded with natural light from large bay windows, while the living room benefits further from French doors and windows across the whole rear aspect, providing access and views to the garden. The staircase leads you up to the first floor landing, where all four bedrooms, the family bathroom, and the guest WC can be accessed. Three of the bedrooms are double in size, enjoy feature fireplaces, and benefit from built in storage, with the master bedroom also boasting a large bay window. The family bathroom comprises a three piece suite including a bath with a shower over, low level WC and a wash hand basin.

COUNCIL TAX BAND - C
EPC - E



Kitchen
10'4" x 9'10" (3.16 x 3.01)

Dining Room
14'9" x 9'10" (4.50 x 3.00)

Living Room
17'11" x 11'10" (5.48 x 3.63)

Family Room
15'4" x 11'10" (4.68 x 3.63)

Bedroom One
15'4" x 11'10" (4.68 x 3.63)

Bedroom Two
13'11" x 11'10" (4.26 x 3.63)

Bedroom Three
11'11" x 9'10" (3.65 x 3.01)

Bedroom Four
9'7" x 6'2" (2.94 x 1.88)

Bathroom
6'8" x 6'4" (2.04 x 1.95)

