



107 Hawthorn Road, Kettering, NN15 7HU
£400,000



Centrally located on Hawthorn Road and offered to the market with no onward chain is this three/four bedroom end-of-terrace property which benefits from off-road parking, a wider-than-average single garage, original features and spacious accommodation throughout. The accommodation includes three double bedrooms, two generous reception rooms, a large kitchen/dining room, two bathrooms and a converted loft room that offers flexible use as a fourth bedroom, home office, or playroom. Externally, the property enjoys a south facing large rear garden which is predominately laid to lawn with an extensive patio area, ideal for outdoor dining and entertaining.

You are welcomed into the property via the entrance hall, which features an original geometric tiled floor and provides access to all ground-floor accommodation. With original wooden flooring, the two generous reception rooms are ideal for both living and dining. The front reception room benefits from a large bay window and a log burner as its central focal point, while the second reception room, currently used as a home office, enjoys views of and access to the rear garden through sliding patio doors. The spacious kitchen/dining room is fitted with a modern suite complemented by oak worktops. Integrated appliances include a fridge/freezer, oven, induction hob, dishwasher, and microwave. The dining area benefits from underfloor heating and large sliding doors opening onto the garden, allowing an abundance of natural light to fill the space. The versatile converted loft room is accessed via its own staircase and benefits from skylight windows, generous eaves storage, and ample space to suit a variety of uses. To the first floor there are two double bedrooms, two bathrooms—one of which benefits from a separate WC—and a useful storage cupboard. From the landing, the staircase rises to the second floor, where you will find a further double bedroom, completing the accommodation.

COUNCIL TAX BAND - B
EPC RATING -

