



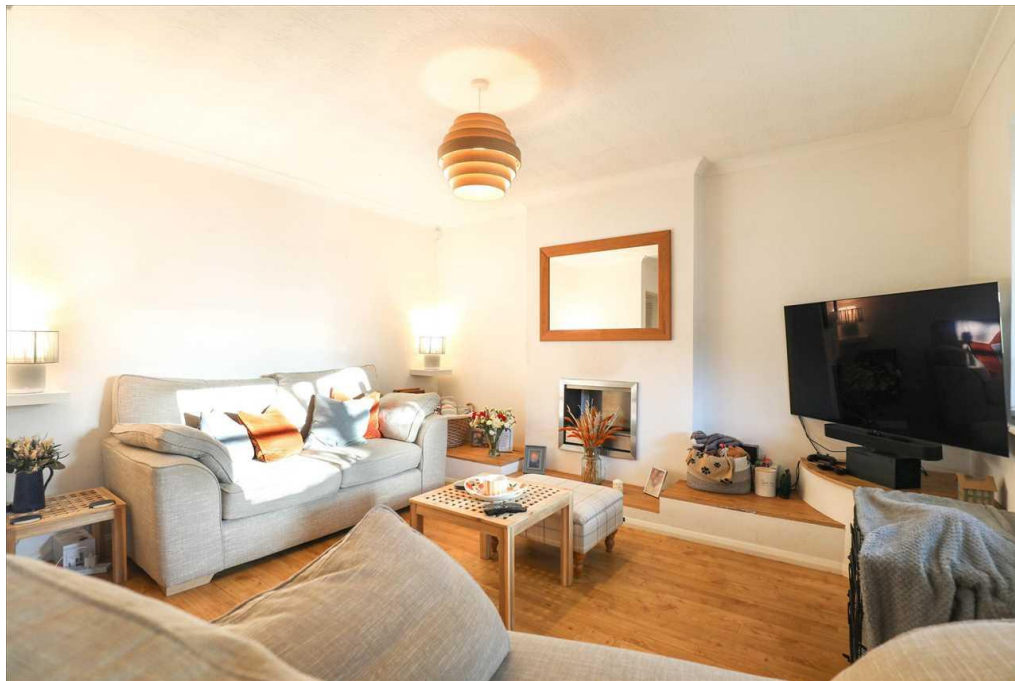
£235,000

15 Ivy Road Kettering NN16 9TQ



Carter Williams

Estate and Letting Agents



Positioned in a convenient location close to local amenities, schooling, and just a five-minute drive from the town centre, this spacious three-bedroom end of terrace property offers a unique opportunity for buyers seeking both comfort and potential. With a number of upgrades already completed by the current owners- and plenty of scope for further improvement- this home is ideal for those looking to add their own personal touch.

To the front, the property boasts a generous gravelled driveway providing off-road parking for multiple vehicles. Stepping inside, a bright and welcoming entrance hallway sets the tone for the space on offer, featuring built-in under-stairs storage and stairs rising to the first floor. To the left of the hallway sits a well-proportioned kitchen, fitted with base and wall-mounted units and offering ample opportunity for modernisation. From here, an inner hallway provides access both to the front driveway and out to the rear of the property. This area also leads to a versatile home office/study, a ground-floor W/C, and a utility space where the owners have already installed waste and water pipes- ready for future white goods. The main living room is positioned at the rear of the home, offering generous space for both relaxation and dining. A charming open fireplace provides a focal point, and double doors open into the conservatory, creating a lovely flow of natural light and giving access to the rear garden. Upstairs, the property benefits from three well-sized bedrooms. Bedrooms one and two have been thoughtfully updated with modern décor, while the third bedroom has been stripped back and is ready for renovation. A four-piece family bathroom completes the first floor, comprising a bath with mains shower over, separate shower cubicle, hand wash basin, and low-level W/C- an ideal space for upgrading. Externally, the rear garden is enclosed with fencing and designed for low maintenance, primarily laid with concrete slabs.

The current owners have already undertaken several key improvements, including:

- Installation of UPVC gutters
- Replacement of the boiler with a combi boiler in 2023
- Addition of an electric car charger (included with purchase)
- Replacement of the flat roof over the office space
- Upgraded and extended driveway
- Installation of new front fencing

Offering generous living space, excellent versatility, and strong potential to further enhance, this property represents a fantastic opportunity for a buyer looking to make a home their own in a well-connected Kettering location.

Council Tax Band: B EPC Rating: D





Living Room 5.33m (17' 6") max x 4.03m (13' 3") max

Kitchen 3.69m (12' 1") max x 3.19m (10' 6") max

Conservatory 2.11m (6' 11") x 5.11m (16' 9")

Bedroom 4.00m (13' 1") max x 3.21m (10' 6") max

Bedroom 3.72m (12' 2") x 3.23m (10' 7")

Bedroom 2.97m (9' 9") x 2.17m (7' 1")

Bathroom 2.42m (7' 11") x 1.67m (5' 6") max

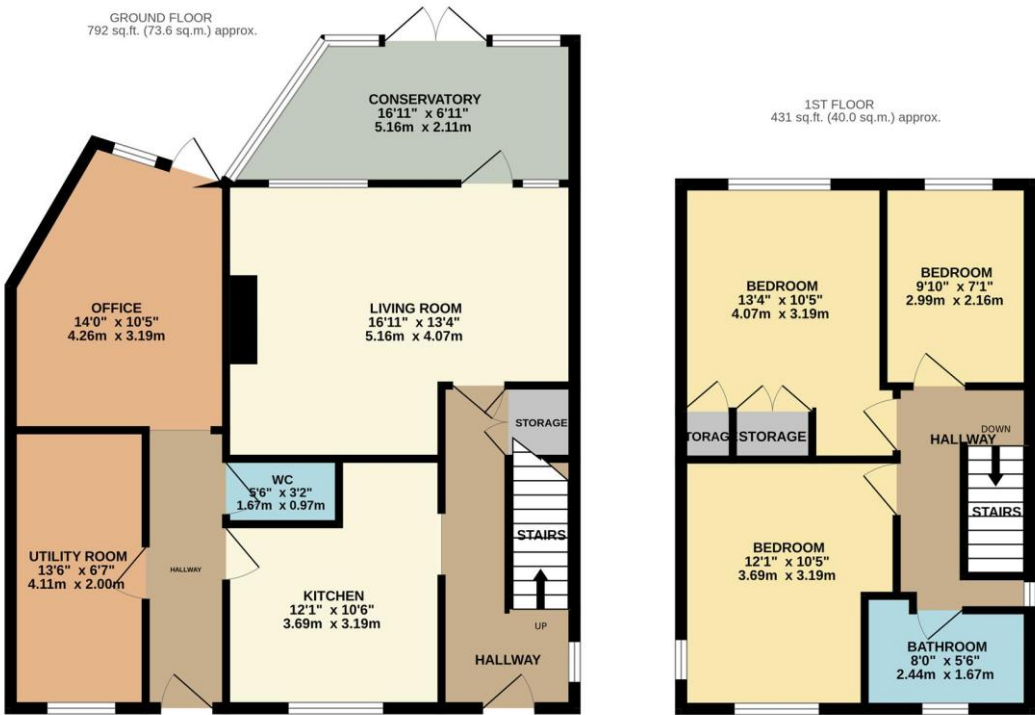
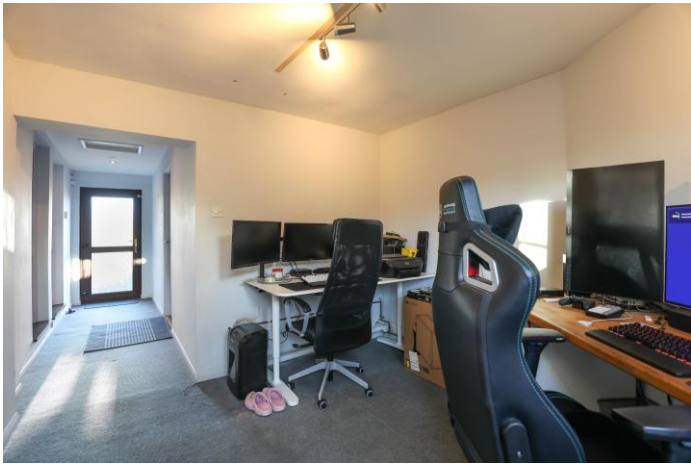
Study

Utility 4.02m (13' 2") x 2.00m (6' 7")

W/C 1.55m (5' 1") x 0.83m (2' 9")

Garden

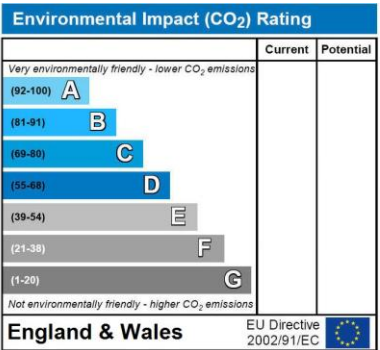
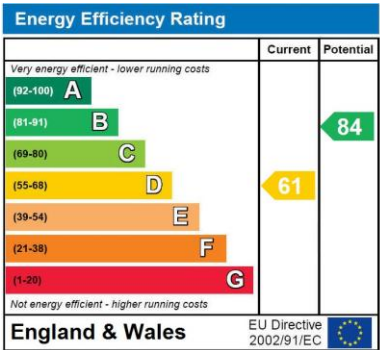




TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

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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