

**3 Boardman Road
Kettering Leisure Village
KETTERING
NN15 7DH**

Guide Price £319,950



- **NO CHAIN**
- **SEPARATE RECEPTIONS**
- **CLOSE TO TRAIN STATION**
- **GARAGE & OFF ROAD PARKING**

- **FOUR BEDROOM DETACHED**
- **TWO BATHROOMS**
- **LEISURE VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Tucked away in the ever popular Kettering Leisure Village, this spacious four bedroom detached family home is bursting with potential and offered to the market with no onward chain. Perfectly positioned within walking distance of the town centre, local schools, Kettering train station, and key road links, it's an ideal spot for families and commuters alike. Inside, you'll find a welcoming entrance hall, a bright and airy lounge, a separate dining room for entertaining, a practical kitchen, and a handy downstairs cloakroom. Upstairs boasts four well-sized bedrooms, including a master with en-suite, and a family bathroom. While the property would benefit from some modernisation and updating, it offers the perfect blank canvas to create your dream home. Outside, enjoy low-maintenance front and rear gardens, off-road parking, and a single integral garage. With space, location, and potential all wrapped into one, this is a home not to be missed!

Ground Floor

Entrance Hall

Entrance via wooden door with obscure half panel double glazed window, ceiling coving, laminate flooring, telephone point, ceiling smoke alarm, doors to;

Dining Room

10'3" x 7'11" (3.14 x 2.42)

Enter via double doors, UPVC double glazed window to front aspect, ceiling coving, laminate flooring, ceiling coving, radiator.

Lounge

14'5" x 12'0" (4.40 x 3.67)

Sliding double glazed patio door into rear garden, ceiling coving, laminate flooring, TV point, telephone point, two radiators.

Kitchen

15'0" x 7'10" (4.59 x 2.40)

UPVC double glazed window to rear aspect, double glazed half panel wooden door to side aspect, modern wall and base mounted units with drawers, integrated double oven, gas hob with extractor hood over, roll top work surfaces, space/plumbing for washing machine, space for tumble dryer, space for under counter fridge or freezer, space for fridge freezer, sink with drainer and mixer tap over, laminate flooring.

Downstairs Cloakroom

UPVC obscure double glazed window to front aspect, pedestal wash hand basin, low level W/C, laminate flooring, radiator.

First Floor

First Floor Landing

Airing cupboard housing boiler, loft hatch entrance, ceiling smoke alarm, ceiling coving, doors to;

Bedroom One

13'1" x 11'2" (4.01 x 3.41)

UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, built in wooden wardrobes, TV point, telephone, radiator, door to en-suite.

En-Suite to Bedroom One

6'0" x 5'7" (1.85 x 1.72)

UPVC obscure double glazed window to front aspect, shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, radiator.

Bedroom Two

12'4" x 10'0" max (3.78 x 3.06 max)

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

13'4" x 8'1" (4.08 x 2.48)

UPVC double glazed window to front aspect, radiator.

Bedroom Four

8'11" x 7'2" (2.73 x 2.19)

UPVC double glazed window to rear aspect, radiator.

Family Bathroom

8'11" x 7'1" (2.74 x 2.16)

UPVC obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, electric shaving point, ceiling extractor fan, radiator.

Externally**Front Garden**

Laid to lawn, established shrubs and bushes, outside light, gate leading into rear garden, off road parking.

Rear Garden

South easterly aspect, laid to lawn, patio area, established shrubs and bushes, storage area to side wooden shed, outside tap, path leading to side gate for access to driveway Fully surrounded by wooden panel fencing.

Garage

Up and over door, power and light connected, off road parking.

Agents notes

Local Authority: North Northamptonshire

Council Tax Band D

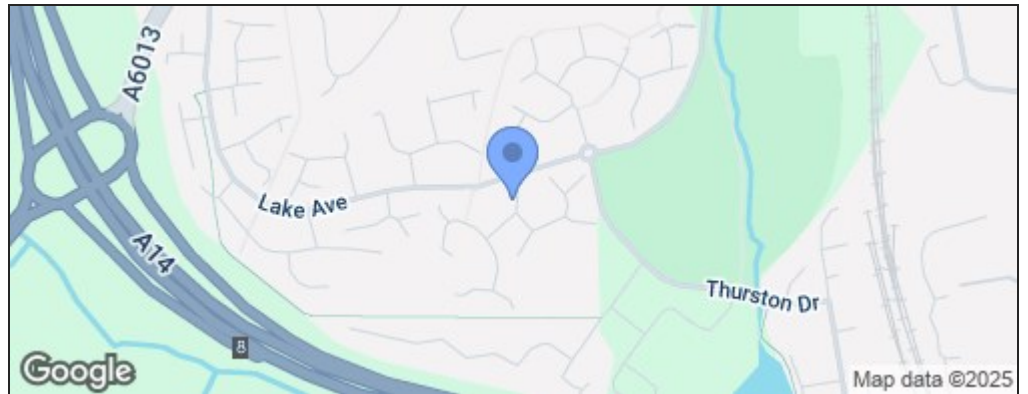






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	71	82



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.