



1 Ursuline Drive, Kettering NN15 7PD Offers Over £425,000

A unique three bedroom detached bungalow located in this highly sought after area formally the grounds of Our Lady's convent that is well placed for access to Kettering town centre, the restaurant quarter, train station and open parkland. Great attention has been given to the design layout and build quality/detailing which will be truly evident upon viewing. Benefits include gas central heating, double glazing, alarm system, fully fitted kitchen with built in appliance, high quality sanitary ware, bespoke shutters to all windows and is well presented throughout. The accommodation offers a large split level family kitchen/living dining room, three good size bedrooms with the master having an en-suite plus a well appointed family bathroom. There is gated access to the gardens which have been landscaped and are well stocked with specimen shrubs and trees plus a very welcoming summer house. Two off road parking bays are situated to the front of the bungalow. Once the development is completed the residents will have use of communal garden areas and a lake and as such there shall be a nominal management charge at some point in the future. Viewing essential.

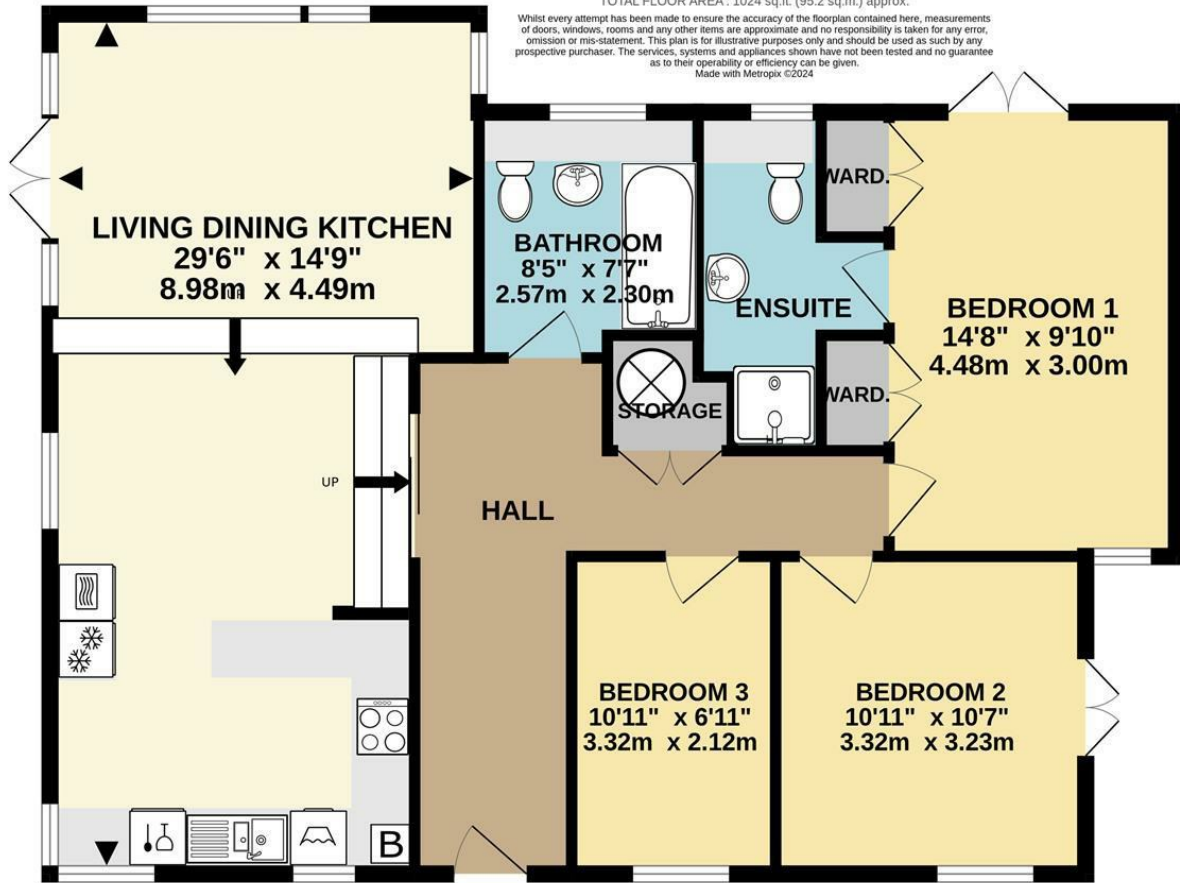
Tenure: Freehold
Energy Rating: B
Council Tax Band: E

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GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.

TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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- Individual property featuring spacious light and bright rooms
- Quality fittings from Porcelanosa sanitary ware to a symphony kitchen with appliances
- Contemporary finish and style designed to blend with period homes nearby
- Gas central heating, double glazing, double parking bay, gated access to gardens
- 3 good sized bedrooms, generous sized bathroom, en suite shower room
- Half a mile to local shop and pub, three quarters of a mile to town and railway station

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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