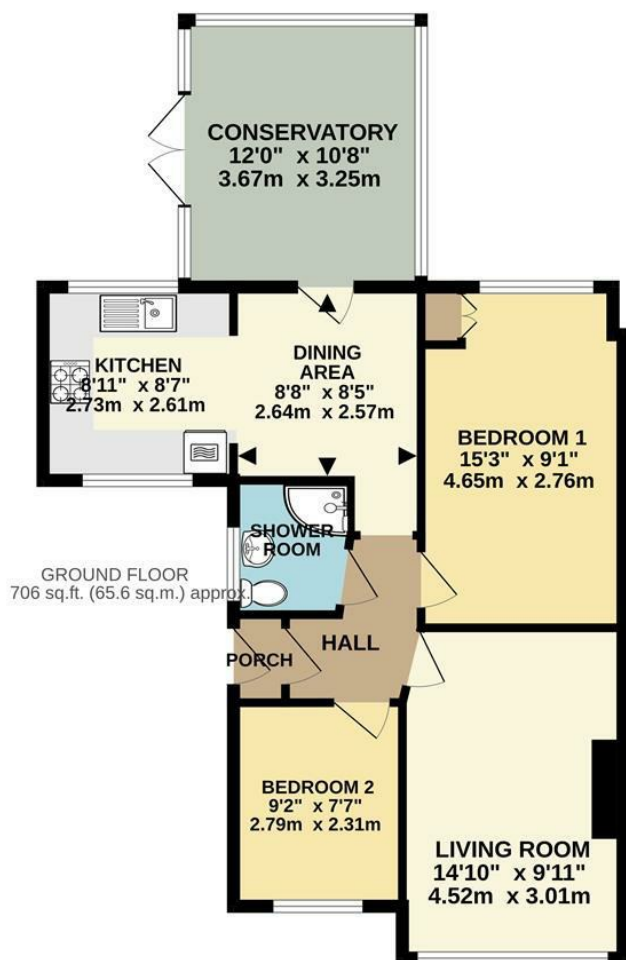# 15 Rydalside, Kettering NN15 7DR

Asking Price £285,000

A larger than average 2 bedroom semi detached bungalow that has been extended to the side to provide a double aspect kitchen area that flows into a separate dining area. To the rear there is a generous sized PVC double glazed conservatory with a delightful outlook over the large, secluded rear garden. There are two bedrooms, a modern shower room and spacious living room overlooking the front garden. The accommodation has gas central heating and PVC double glazing. There is a long drive, suitable for parking 4 or 5 cars as well as a garage and adjoining store. The property is located in a sought after area just off Windmill Avenue and Ise Road and within a short walk of local shop and the Ise Valley greenbelt. This well presented property needs to be seen to appreciate location, gardens and accommodation.

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

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Floor Plan

CONSERVATORY
12'0" x 10'8"
3.67m x 3.25m

KITCHEN
8'11" x 8'7"
2.73m x 2.61m

DINING AREA
8'8" x 8'5"
2.64m x 2.57m

BEDROOM 1
15'3" x 9'1"
4.65m x 2.76m

SHOWER ROOM

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

HALL

PORCH

BEDROOM 2
9'2" x 7'7"
2.79m x 2.31m

LIVING ROOM
14'10" x 9'11"
4.52m x 3.01m

GROSS FLOOR AREA INCLUDES CONSERVATORY

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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- **Sought after residential area just off Windmill Avenue and close to Ise Valley greenbelt**

- **Extended to provide a spacious dining kitchen leading into a conservatory**

- **Shower room, 2 bedrooms, living room, gas central heating, PVC double glazing**

- **Long drive will accommodate 4 or 5 cars plus brick garage and store**

- **Delightful, private rear garden**

- **Must be seen to be appreciated**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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