



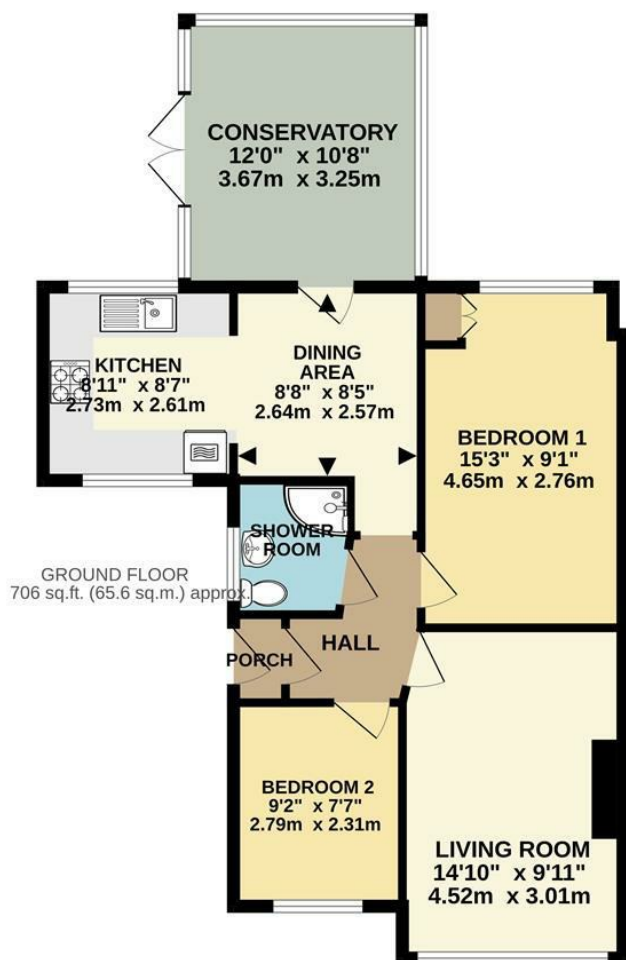
15 Rydalside, Kettering NN15 7DR

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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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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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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