



**8 Welland Road, Kettering NN16 9HW**

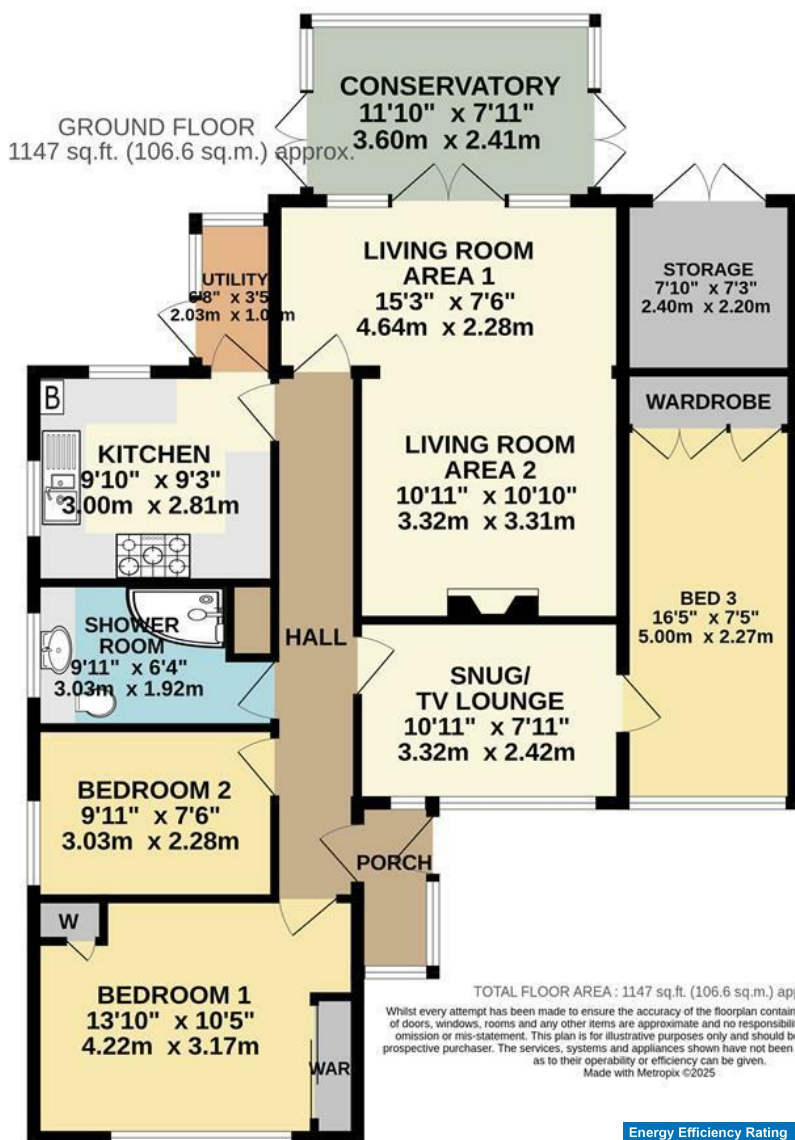
**Asking Price £310,000**

A beautifully presented 3 bedroom detached bungalow offering far more space than you would imagine at first glance, and which is why we recommend coming to have a proper look around and at the same time appreciate the secluded but easily manageable garden. The spaciouly extended accommodation includes, a generous sized living room 19'3" (5.87m) deep and a maximum width of 15'3" (4.64m), and has gas central heating and PVC double glazing. There is off road parking, a integral store/workshop accessed from the rear garden and a useful area to the side of the property where there is a washing line tucked out of sight. As well as a modern fitted shower room and kitchen you will find fitted wardrobes, a TV snug or office and a PVC double glazed conservatory. The property is located just off Rockingham road on the north side of town.

**Tenure: Freehold  
Energy Rating: D  
Council Tax Band: D**

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- Extended 3 bedroom detached bungalow
- Spacious living room, TV snug and conservatory
- Modern kitchen and shower room
- Gas central heating and double glazing
- Off road parking and workshop come store
- Secluded but easily manageable rear garden

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>56</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>1</b>
(1-20) <b>G</b>		
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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