

8, Clarke Close, Kettering, NN16 9HP

Offers Over £275,000

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- Detached Home on a Generous Plot
- No Onward Chain
- Sought After, Peaceful Residential Area
- Large, Private Rear Garden
- Single Garage and Driveway
- Potential to Extend (STPP)
- Near to Train Station
- Excellent Road Links
- Versatile Accommodation
- Spacious Throughout



Ground Floor 884 sq.ft. (Approx)

First Floor 436 sq.ft (Approx)

Total 1120 sq/ft. (Approx)

Detached Three-Bedroom Family Home in Quiet Cul-de-Sac - Clarke Close, Kettering

Positioned in a quiet cul-de-sac on the northern side of Kettering, this detached three-bedroom detached home offers well-balanced accommodation, excellent outdoor space, and is available with no onward chain.

The layout is both practical and flexible. On the ground floor, a wide entrance hall leads through to a spacious dual-aspect lounge/dining room - large enough to comfortably accommodate both living and dining zones. A second reception room sits to the rear, currently used as a snug, but equally suitable as a third bedroom or study. The kitchen is fitted with a good range of cabinets and an integrated dishwasher, with access to the rear garden. A downstairs WC is also located off the hallway.

Upstairs are two well-proportioned double bedrooms. The principal bedroom features fitted wardrobes, and both rooms are served by a modern shower room.

Externally, the property benefits from a private rear garden, mainly laid to lawn, and a detached single garage, with plumbing for a washing machine. Driveway parking is available for up to three vehicles.

This well-cared-for home combines flexible layout, sizeable outdoor space, and excellent local amenities - a fine opportunity in a sought-after part of Kettering.

Local Amenities & Highlights

ASDA Superstore & Pharmacy - Just a 3-minute walk away on Northfield Avenue for all your daily essentials.

Town Centre - Easily reachable, offering a variety of local shops, two further supermarkets, restaurants, and Kettering Library.

Wicksteed Park - One of the UK's oldest amusement parks, providing family-friendly leisure activities, just a short drive away.

Kettering General Hospital - Less than a mile from your doorstep.

Kettering Train Station - Only 1.3 miles (around a 5-minute drive) with direct links to London St Pancras.

Local Vet - Conveniently located under a mile away for pet owners.

Rooms & Measurements

Lounge: 5.80m x 4.20m (19'0" x 13'9")

Dining Area: 2.60m x 2.40m (8'6" x 7'10")

Kitchen: 4.00m x 2.60m (13'1" x 8'6")

Snug / Study / Bedroom Three: 3.20m x 3.00m (10'6" x 9'10")

Master Bedroom: 4.45m x 3.70m (14'7" x 12'2")

Bedroom Two: 4.00m x 3.90m (13'1" x 12'10")

Bathroom: 2.30m x 1.30m (7'7" x 4'3")

Additional Information:

Property Tenure: Freehold

Council Tax Band: C (North Northants Council) £2,005.11 Per Annum

EPC Rating D.

Services: Mains Gas, Water, and Electricity

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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