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Field Street Avenue, Kettering

£215,000 Freehold

BELVOIR!



Offered to the market with NO ONWARD CHAIN is this deceptively spacious three bedroom residence. The ground floor provides two reception rooms, one of which is enjoying a large bay window to the front, the other enjoying a log burner & large storage cupboard.

The galley kitchen is perfect for any keen cook with the advantages of ample work surfaces, cupboards & range style cooker with plenty of room for a breakfast table or a dining/family area. You will also find a utility & cloakroom to complete the ground floor.

There are two double bedrooms located on the first floor, one provides natural lighting via two windows & the other benefitting from built in storage. The master bedroom is on the top floor in the converted attic space.

The property itself is nestled away in a quiet cul de sac with only similar type properties close by. This property is within conveniently close proximity of the town centre & local amenities. Viewing is advised to fully appreciate the space & accommodation this home has to offer.

EPC Rating D. Council Tax B.

Entrance Hall

Double glazed door to front, double glazed window to front, laminate to flooring, stairs ascending to first floor.

Living Room

4.04m x 3.07m (13'4" x 10'1")

Double glazed bay window to front, laminate to flooring, radiator, chrome fittings.

Dining Room

4.14m x 3.32m (13'7" x 10'11")

Double glazed window, log burner set into fireplace with stone surround, laminate to flooring, radiator, under stairs cupboard, chrome fittings.

Kitchen

5.42m x 2.31m (17'10" x 7'7")

Two double glazed windows to side. Kitchen comprising of wall and base units, composite work surfaces over, range style cooker, cooker hood over, resin bowl sink with drainer, spiral mixer spray tap, space for dishwasher, tiled splash backs, laminate to flooring, radiator.





Utility

2.36m x 1.38m (7'8" x 4'6")

Double glazed window, granite effect, work surfaces, space for washing machine, space for tumble dryer, tiled flooring.

Cloakroom

1.91m x 0.80m (6'4" x 2'7")

Low level WC, pedestal wash hand basin, wall mounted vanity mirror, tiled flooring.

First Floor Landing

Carpet to flooring, stairs ascending to first floor, stairs descending to ground floor.

Bedroom One

4.17m x 3.36m (13'8" x 11'0")

Two double glazed windows to front, carpet to flooring, radiator, chrome fittings, feature fireplace.

Bedroom Three

3.32m x 2.69m (10'11" x 8'10")

Double glazed window to rear, carpet to flooring, radiator, chrome fittings.



Shower Room

2.30m x 1.33m (7'6" x 4'5")

Double glazed window to rear, double shower enclosure with tiled seat, electric shower, low level WC, wash hand basin set into vanity unit, wall mounted mirrored vanity unit, fully tiled walls, tiled flooring.

Second Floor Landing

Carpet to flooring, stairs descending to first floor.

Bedroom Two

4.12m x 3.81m (13'6" x 12'6")

Double glazed window to front, carpet to flooring, radiator, chrome fittings.

External

Front - Walled raised frontage, laid paving.

Rear - Enclosed rear garden, patio, raised laid lawn, shed, side access.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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