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Leicester Close, Kettering

£205,000 Freehold

BELVOIR!



This three bedroom mid terrace house situated in a quiet location is within walking distance to the Town Centre, Train Station and local amenities.

The property benefits from a fully enclosed low maintenance rear garden, upgraded UPVC windows throughout and an upgraded boiler. Perfect for commuters, investors and first time buyers.

The accommodation to the ground floor comprises an entrance hall, living/room diner with a bay window to the front and a kitchen. To the first floor there are two double bedrooms and a single bedroom, as well as a family bathroom.

Features include upgraded UPVC windows and an upgraded boiler.

To the rear there is a fence enclosed rear garden. This property is perfect for first time buyers, families and commuters.

EPC Rating C. Council Tax B.

Entrance Hall

Door to front, radiator, stairs rising to the first floor, door to living area.

Living/Dining Room

3.75m x 7.18m (12'4" x 23'7")

Bay window to front, two radiators, window to the rear, built in storage cupboard.

Kitchen

2.16m x 3.06m (7'1" x 10'0")

Window and door to rear garden, radiator, a range of base and wall units, work surfaces over, sink, oven, space and plumbing for appliances.

First Floor Landing

Doors to all rooms, loft hatch.





Bedroom One

2.95m x 3.87m (9'8" x 12'8")

Window to rear, radiator.

Bedroom Two

2.96m x 3.36m (9'8" x 11'0")

Window to front, radiator.

Bedroom Three

2.08m x 2.26m (6'10" x 7'5")

Window to the front, radiator.

Bathroom

Window to the rear, radiator, panel bath, pedestal sink, low level WC.

Outside

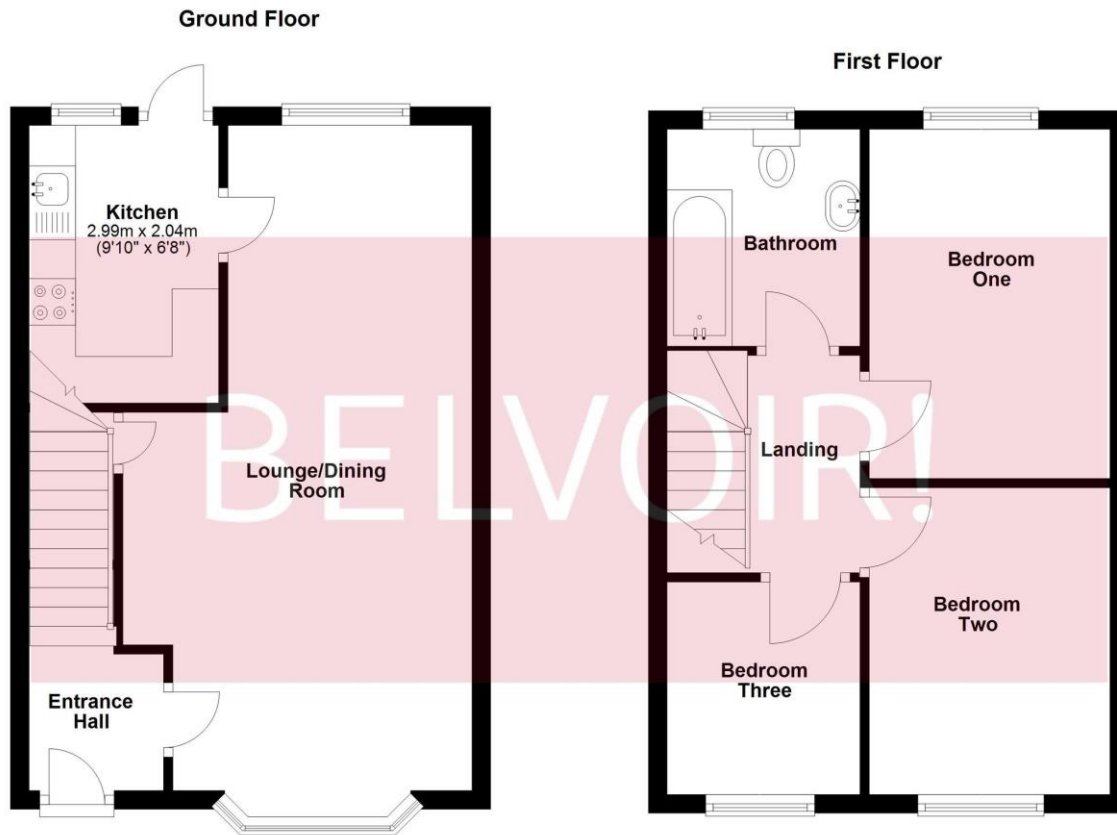
There is a path leading to the front door and a small area of lawn to the front.

To the rear there is a fence enclosed garden mainly laid to lawn. There is gated access to the rear.

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		90
(81-91) B		
(69-80) C	7.5	
(55-68) D		
(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...

BELVOIR!

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