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Wellington Street, Kettering

Offers over £170,000 Freehold

BELVOIR!

EPC Rating C. Council Tax A.



This three bedroom terraced house in Kettering town is a charming and well located property and is ideal for families or professionals. The house is within walking distance of the Town Centre, making it convenient for shopping, dining and entertainment. The nearby train station provides easy access for commuters and local amenities such as schools, parks and shops are just a short stroll away.

As you enter the house you are greeted by a long entrance hall which opens into the living and dining room area. This is a versatile space perfect for both relaxing and entertaining and the room is filled with natural light from front and rear windows creating a warm and inviting atmosphere. The layout seamlessly combines the living and dining areas, offering ample space for a dining table and comfortable seating. On the ground floor, you'll find a well-appointed bathroom conveniently located for easy access from all areas of the house.

The kitchen is well equipped with plenty of storage and worktop space, making it a functional and pleasant area for meal preparation. To the side of the kitchen the rear door opens out onto the enclosed rear garden, a private and secure space that's perfect for outdoor activities, gardening or simply enjoying a quiet moment in the fresh air.

Upstairs, the house boasts three bedrooms with the master bedroom being very spacious providing room for a large bed and additional furniture. The other two bedrooms are well proportioned, making them ideal for children, guests or a home office.

The enclosed rear garden is a standout feature, offering a peaceful outdoor space that's easy to maintain and overall this property combines convenience with comfort, making it a great choice for those looking to be close to Kettering's amenities while enjoying the benefits of a well designed home. This property is being sold with no onward chain.

Entrance Hall

Door to the front, stairs rising to the first floor, door to the main living areas.

Living Room

3.46m x 3.46m (11'5" x 11'5")

Window to the front, radiator, fireplace and surround, wooden flooring.





Dining Room

3.05m x 3.37m (10'0" x 11'1")

Window to the rear, radiator, boarded up fireplace with surround, vinyl flooring, door to kitchen.

Kitchen

3.78m x 2.47m (12'5" x 8'1")

Window to the side, external door to the side, a range of wall and base units with work surfaces over and splash back tiling to sensitive areas, stainless steel sink and drainer, space and plumbing for appliances, under stair storage area. vinyl flooring, door to bathroom.

Bathroom

1.59m x 2.47m (5'2" x 8'1")

Wall tiling, low level WC, pedestal sink, panel bath with shower over, shower screen, two obscure glass windows to the rear, radiator.

First Floor Landing

Doors to all rooms, airing cupboard, loft hatch.

Bedroom One

3.42m x 4.47m (11'2" x 14'8")

Two windows to the front, radiator, period fireplace and surround, wood flooring.

Bedroom Two

3.19m x 2.40m (10'6" x 7'11")

Window to the rear, radiator, period fireplace and surround.

Bedroom Three

3.78m x 2.47m (12'5" x 8'1")

Window to the rear, radiator, wood flooring.

Rear Garden

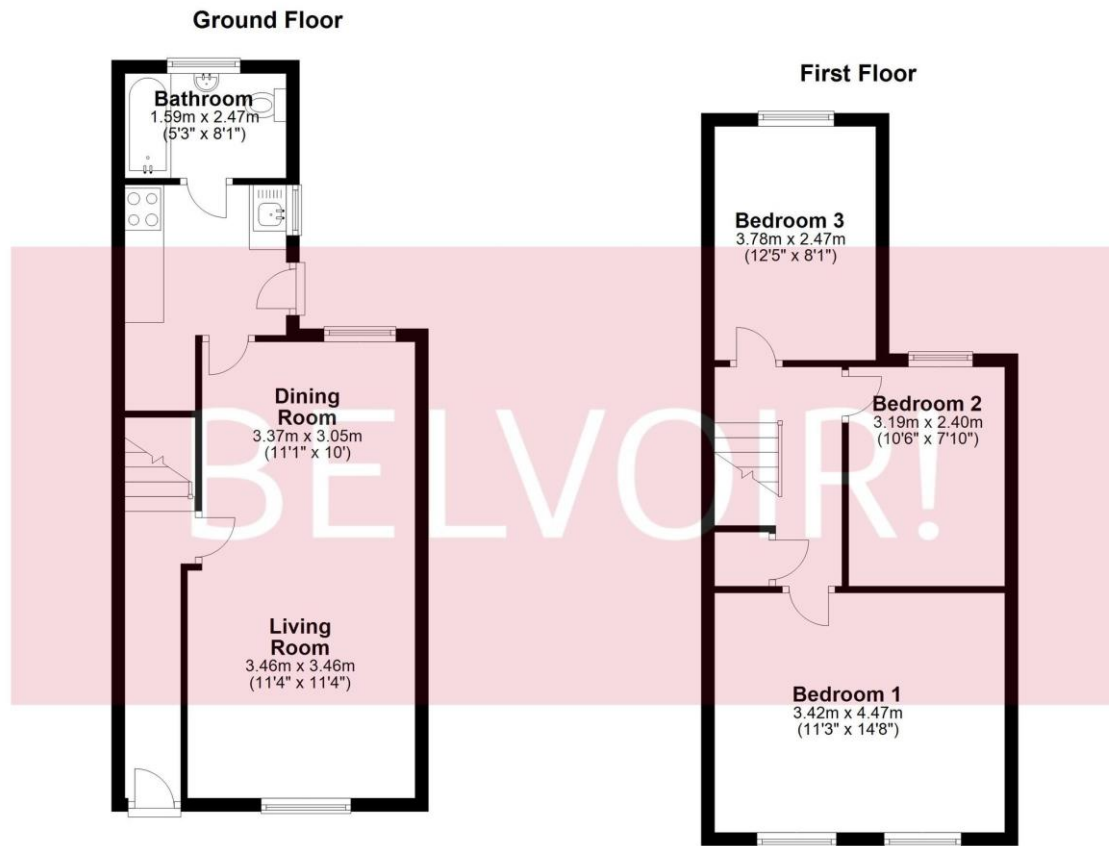
Wall and fence enclosed rear garden with an area of lawn, and a patio area.

Agents Notes

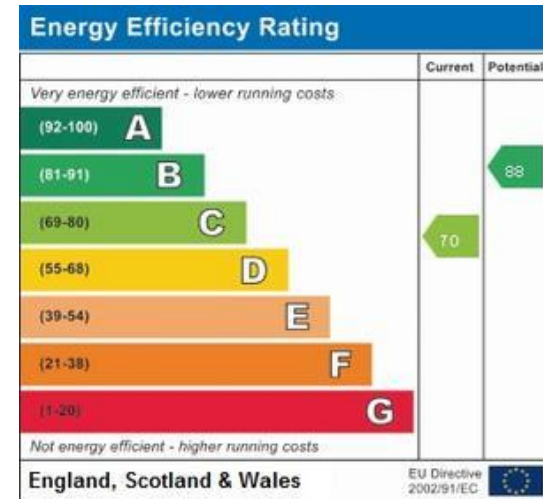
Property is currently tenanted.

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.



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