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Carriage Drive, Kettering

Offers in Region Of £320,000 Freehold

**BELVOIR!**

EPC Rating D. Council Tax D.





Belvoir is delighted to offer this spacious four bedroom detached family home with a driveway and a garage, ideally situated in the highly sought-after area of Carriage Drive in Kettering. The property has local amenities close by and excellent transport routes.

This well-presented property offers a thoughtfully laid-out ground floor, comprising a welcoming entrance hall, a bright and airy living room, a separate dining room, and a modern kitchen with access to the rear garden. Additional ground floor features include a practical cloakroom and a conservatory, perfect for relaxing or entertaining.

Upstairs, the home boasts four generously sized bedrooms, each benefiting from fitted wardrobes for convenient storage. The main bedroom includes a private shower room, while the family bathroom features a shower over the bath, catering to the needs of a growing family.

Externally, the property enjoys a private rear garden accessible from the kitchen' ideal for outdoor living.

This is a fantastic opportunity to acquire a family home in a desirable location. Early viewing is highly recommended.

#### Entrance Hall

Double glazed door to the front aspect, radiator, carpet flooring and internal doors to the living room, kitchen and stairs ahead leading to upstairs landing.

#### Living Room

3.82m x 4.61m (12'6" x 15'1")

Window to the front double glazed, feature fire place, two wall lights, radiator and TV port, carpet flooring. There is reduced head height for stairs.

#### Kitchen

Window to the rear double glazed, double glazed garden door. Fitted kitchen with wall and base units, sink and drainer one and a half bowl, work surfaces, splash back, electric oven, gas hob, cooker hood, plumbing for a dishwasher, understairs cupboard, integrated fridge freezer, tiled flooring, radiator, door to the garage and door into cloakroom.

#### Cloakroom

Low level WC, wash hand basin, tiled behind the sink, window to the side double glazed, radiator.







#### Dining Room

4.1m x 2.57m (13'6" x 8'5")

Patio doors into conservatory double glazed, radiator, laminate flooring.

#### Conservatory

UPVC construction and double glazed, lights, tiled flooring, radiator.

#### Landing

Loft access, airing cupboard. Carpet flooring. Doors to;

#### Bedroom One

2.72m x 3.22m (8'11" x 10'7")

Window to the front double glazed with built in storage at the window, fitted wardrobes, radiator, door into shower room. Carpet flooring.

#### Shower Room

Window to the side double glazed, shower cubicle, wash hand basin, vanity mirror, electric light, fully tiled with laminate flooring.

#### Bedroom Two

3.11m x 2.63m (10'2" x 8'7")

Window to the rear double glazed, fitted wardrobes, radiator, carpet flooring.

#### Bedroom Three

2.81m x 2.64m (9'2" x 8'8")

Window to the rear double glazed, fitted wardrobes, radiator and carpet flooring.

#### Bedroom Four

2.72m x 2.15m (8'11" x 7'1")

Window to the front double glazed, fitted wardrobes, radiator, carpet flooring.

#### Family Bathroom

Window to the side double glazed, radiator, shower over the bath, wash hand basin, low level WC, part tiled, laminate flooring.

#### Outside

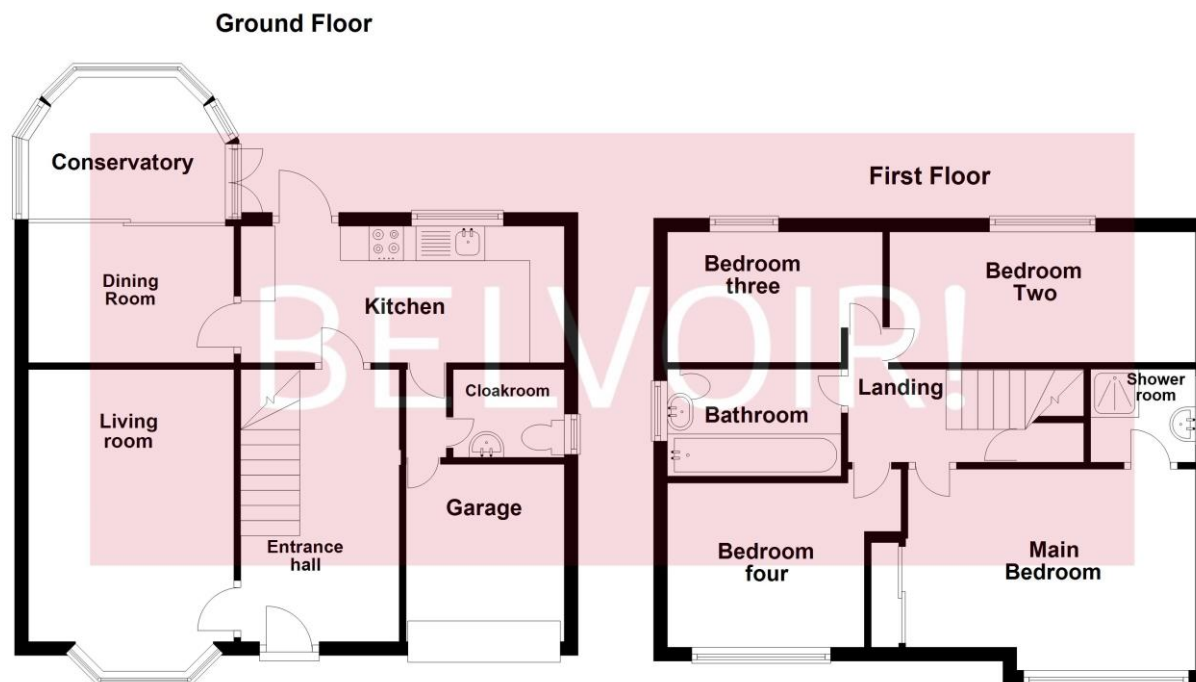
Front - Lawn and paving stones leading to the front door with driveway.

Rear - Lawn with patio slabs and fully enclosed fencing. Side gate leading to the front.

#### 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

# BELVOIR!