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Carlton Street, Kettering

Offers Over £200,000 Freehold

BELVOIR!

EPC Rating D. Council Tax A.



Belvoir are proud to present this beautifully maintained townhouse, bursting with character and original period features. From the striking stained glass windows at the front to the cozy log burner in the living room, this charming home effortlessly blends classic elegance with modern living. Perfectly suited to first time buyers or working professionals, it offers a stylish and welcoming space to call home.

Located in a popular and well connected area, the property spans three spacious floors. The ground floor comprises a bright entrance hall leading to a beautifully presented living room and a refined elegant dining room, ideal for both relaxing and entertaining. To the rear, a modern, well-equipped kitchen features a breakfast bar and offers ample space for everyday cooking and dining. On the first floor, the generous master bedroom is complemented by a versatile third single bedroom; perfect as a guest room, nursery or home office, alongside a sleek, contemporary family bathroom. The top floor boasts a large second bedroom with integrated storage, providing a peaceful retreat with added flexibility.

Externally, the rear garden is perfect for entertaining, featuring a dedicated BBQ decking area and a separate patio space, ideal for outdoor dining or unwinding on warmer evenings.

This exceptional home offers a rare opportunity to enjoy timeless character and modern convenience in a sought-after location. Early viewing is highly recommended to appreciate all it has to offer.

Entrance Hall

Double glazed front door to the front aspect of the property, door to the living room, door to the dining room, stairs leading to first floor landing. Tiled flooring. Light. Radiator.

Dining Room

3.34m x 3.08m (11'0" x 10'1")

Window to the front single glazed, above the windows are stained glass window panes. Radiator. Original fireplace, built in storage next to fireplace. Door leading to hallway. Laminate flooring. Light fitting above dining area.

Living Room

4.18m x 3.29m (13'8" x 10'10")

Window to the rear of the property double glazed, radiator, fireplace with wood burner. Built in storage next to the fireplace. Concertina door and step leading into the kitchen.





Kitchen/Breakfast

4.75m x 2.42m (15'7" x 7'11")

Window to the side double glazed, wooden door to the garden. Fitted kitchen with wall and base units, sink and drainer, one and a half bowl sink, wooden work surfaces, half tiled, electric oven, gas hob, cooker hood, plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, central heating boiler in a boxed off space. Slate tile flooring. Radiator. Breakfast bar with step up to the garden. There is also loft access.

First Floor Landing

Carpet flooring, contemporary radiator. Doors to bedrooms one and three and family bathroom with stairs up to the second floor.

Bedroom One

4.2m x 3.32m (13'10" x 10'11")

Two windows to the front aspect single glazed, contemporary radiator, fireplace recess, hardwood flooring.

Bedroom Three/Study

2.74m x 2.56m (9'0" x 8'5")

A single room/study. Window to the rear double glazed, radiator, carpet flooring and fireplace.

Family Bathroom

2.52m x 2.54m (8'4" x 8'4")

Window to the rear double glazed, contemporary radiator, shower over the bath, wash hand basin, vanity mirror, extractor fan, step up to low level WC, part tiled with tiled flooring.

Bedroom Two (Second Floor)

3.61m x 3.01m (11'10" x 9'11")

Window to the front double glazed, contemporary radiator, carpet flooring, storage in the eaves, reduced head height with sloped ceilings.

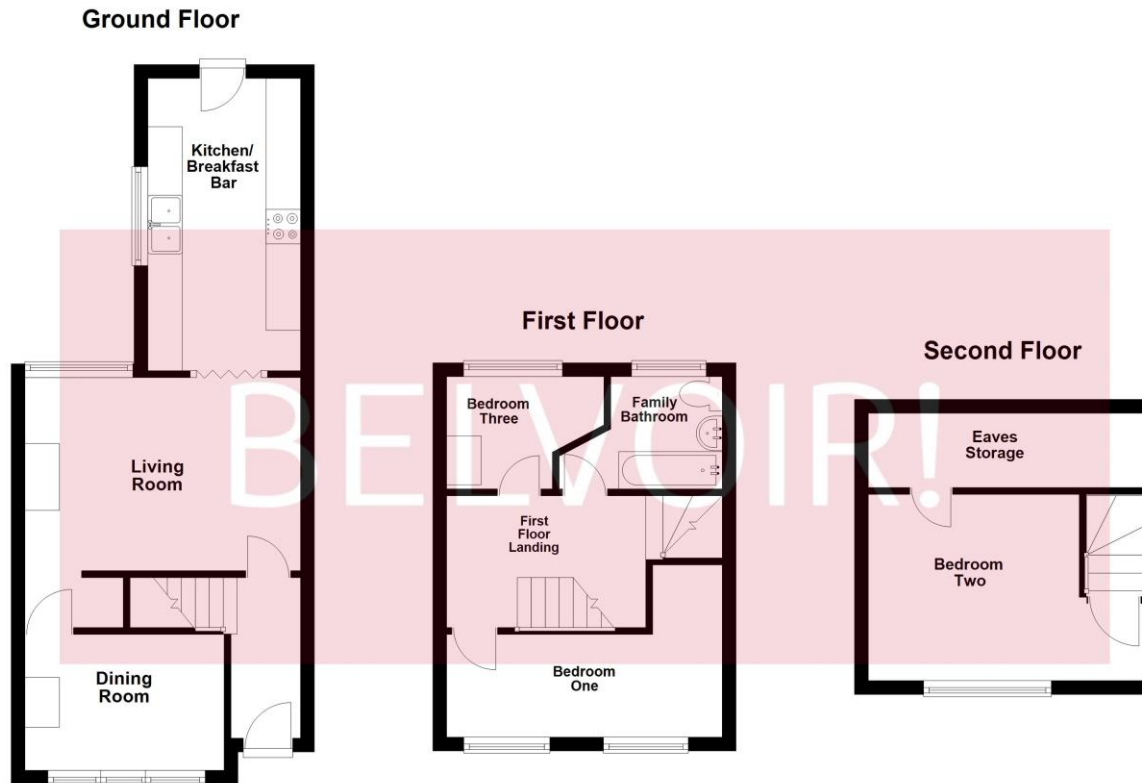
Rear Garden

Landscaped garden with decked barbeque area, patio slabs, shrub areas, slate areas and raised planters with steps up leading to decking area.

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.

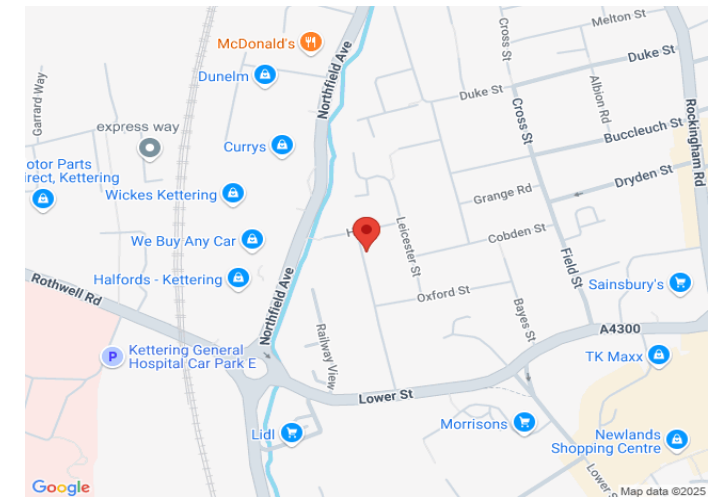




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us 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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Contact us today to arrange a viewing...

BELVOIR!

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