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The Fairway, Kettering

£225,000 Freehold

# BELVOIR!

EPC Rating C. Council Tax C.





Located in the ever-popular Kettering Leisure Village, this well maintained three bedroom semi-detached property offers a fantastic opportunity for families, first-time buyers or investors alike.

The ground floor comprises a welcoming entrance hallway with a convenient downstairs cloakroom, a spacious living room perfect for relaxing or entertaining, & a kitchen breakfast room offering ample space for dining and everyday living.

Upstairs, the property features three well proportioned bedrooms complemented by a family bathroom, making it ideal for growing families or those needing home office space.

Externally, the home benefits from an enclosed rear garden, mainly laid to lawn, offering a safe & private space for children or outdoor gatherings. To the front, there is off-road parking, providing convenience & peace of mind.

Situated close to local amenities, schools, and excellent transport links, this property combines comfort, practicality, and a great location.

Viewing is highly recommended.

#### Entrance Hall

Door to front, laminate to flooring, ceiling light, stairs to first floor, radiator.

#### Living Room

4.71m x 3.04m (15'6" x 10'0")

Double glazed window to front, laminate to flooring, radiator, ceiling light, TV point.

#### Breakfast Kitchen

5.55m x 2.38m (18'2" x 7'10")

Two double glazed windows to rear, double glazed door opening onto garden. Kitchen comprising of wall & base units, composite worksurfaces over, stainless steel sink with drainer, freestanding cooker, space for washing machine, space for fridge/freezer, tiled splash backs, radiator, under stair cupboard, vinyl to flooring, ceiling light.

#### Cloakroom

1.67m x 1.08m (5'6" x 3'6")

Low level WC, wash hand basin set into vanity unit, tiled splash backs, vinyl to flooring, ceiling light, extractor fan, radiator.





### First Floor Landing

Carpet to flooring, loft access, airing cupboard, stairs descending to ground floor, ceiling light.

### Bedroom One

3.56m x 3.23m (11'8" x 10'7")

Double glazed window to rear, carpet to flooring, ceiling light, radiator.

### Bedroom Two

3.57m x 3.23m (11'8" x 10'7")

Double glazed window to front, carpet to flooring, ceiling light, radiator.

### Bedroom Three

2.77m x 2.39m (9'1" x 7'10")

Double glazed window to front, carpet to flooring, ceiling light, radiator.

### Bathroom

2.22m x 1.73m (7'4" x 5'8")

Double glazed window to rear, panelled bath with mixer taps, telephone style shower attachment over, low level WC, pedestal wash hand basin, vinyl to flooring, part tiled walls, ceiling light, extractor fan.

### External

Front - Off road parking for one vehicle, slabbed path to front door, mature hedging which could be removed to provide additional off road parking, side access to rear.

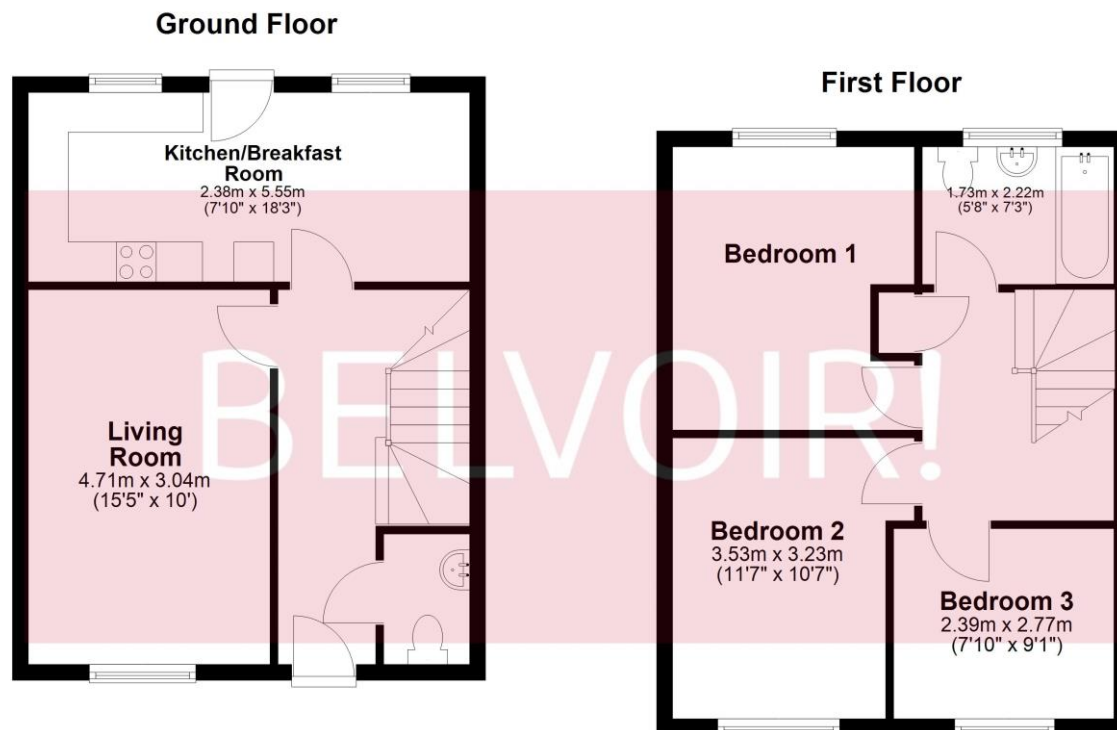
Rear - Slabbed patio, laid lawn, raised borders with mixture of fruit trees.

### Agents Notes

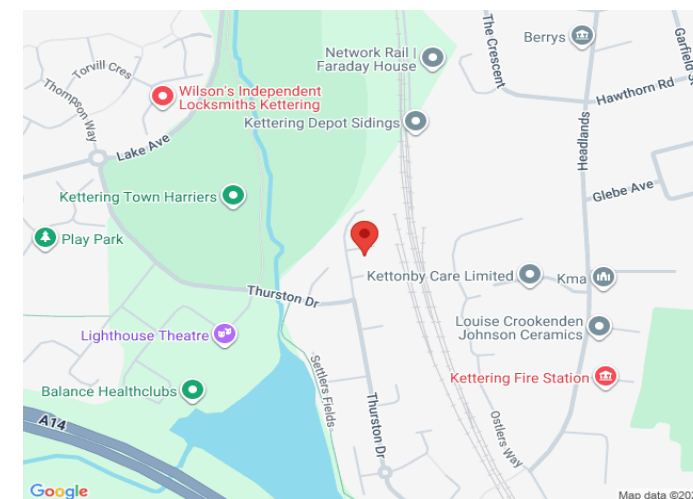
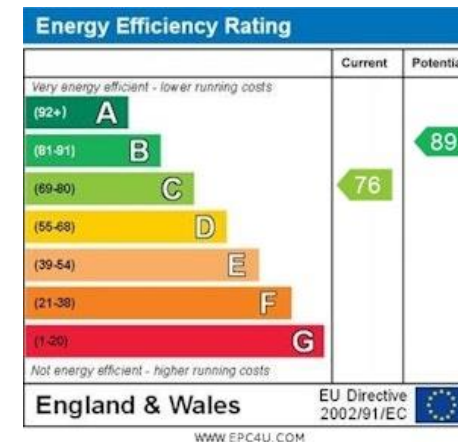
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Plan produced using PlanUp.



Contact us today to arrange a viewing...

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