



Connells

Abington Street
Barton Seagrave Kettering



Property Description

Kettering is a small industrial market town set in the pleasant Northamptonshire countryside. Once a prosperous boot and shoe manufacturing centre, its origin dates back to the 10th century. The town was granted market rights in 1227 by Henry III and its large central square still holds regular street markets.

The 100 acre Wicksteed Park, just to the south of the town, was opened by Charles Wicksteed at the turn of the century. This popular family pleasure park has many amenities including gardens, fairground rides, boating lake and a miniature railway.

Entrance Hall

Stairs to the first floor and an under stairs storage cupboard.

Downstairs W.C

Close coupled W.C with half and full flush and a wash hand basin with tiled surround.

Office / Study

8' 9" x 6' 1" (2.67m x 1.85m)

Double glazed window to the front aspect and a radiator.

Kitchen / Lounge

19' 9" x 12' 8" (6.02m x 3.86m)

Worktops with a square edge, cupboards at base and eye level + draws, inset stainless steel sink and drainer + mixer tap, inset gas hob, integrated oven with a brushed steel finish and matching extractor, integrated fridge/freezer, laminate flooring, T.V point and double French doors to the rear garden.



First Floor

Master Bedroom

12' 7" x 9' 9" (3.84m x 2.97m)

Double glazed window to the rear aspect, radiator, T.V point and a door to the En-Suite.

En-Suite

The En-Suite features a double walk in shower with stainless steel fittings, pedestal wash hand basin, close coupled W.C with half and full flush, radiator and a double glazed window to the side aspect.

Bedroom Two

12' 7" x 10' 4" (3.84m x 3.15m)

Double glazed window to the front aspect and a radiator.

Second Floor

Bedroom Three

12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window to the rear aspect and a radiator.

Bedroom Four

12' 7" x 10' 9" (3.84m x 3.28m)

Skylight window and a radiator.

Family Bathroom

The Family Bathroom has a panel bath with shower + screen, pedestal wash hand basin close coupled W.C with half and full flush, radiator and a double glazed window to the side aspect.

Outside

Front

The front of the property is of a low maintenance design and features a selection of plants & shrubs and a patio pathway to the front door.

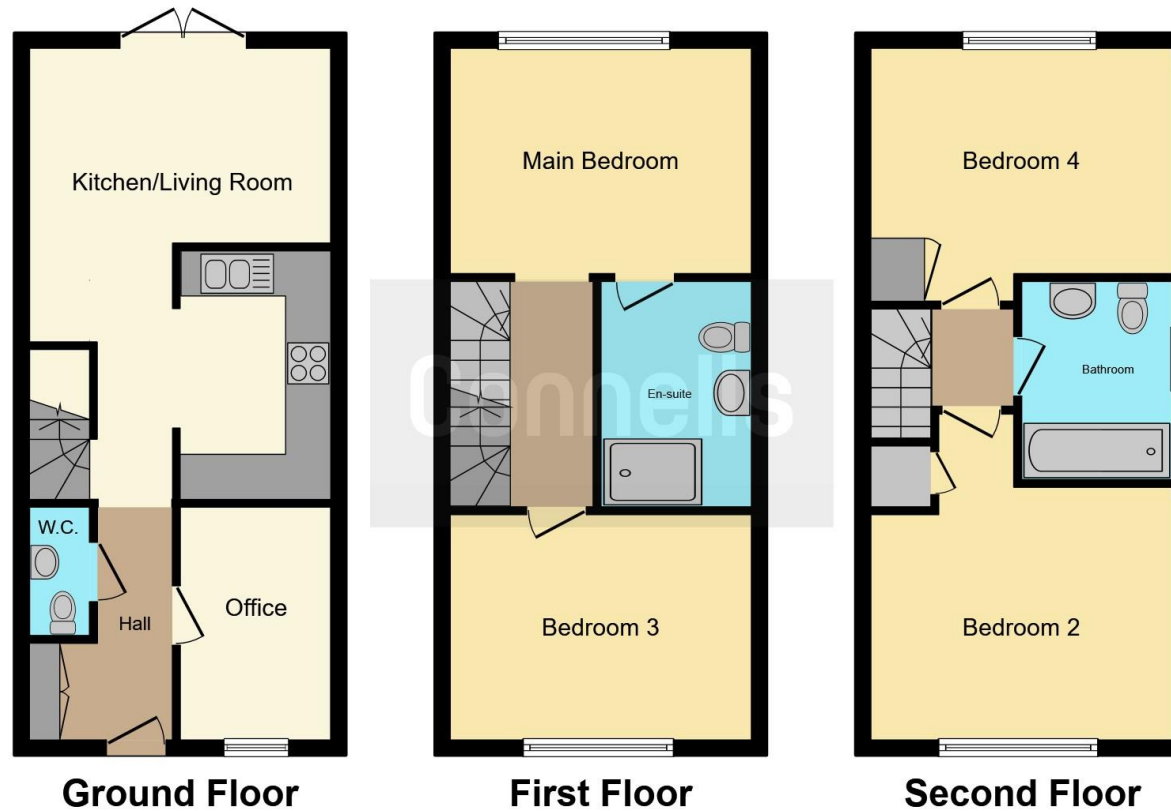
Rear

The rear garden is fully enclosed and mainly laid to lawn. There is a patio seating area, wooden storage shed, raised flowerbeds and a side access gate that leads to the front of the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: B

Tenure: Freehold

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