



**Connells**  
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**FOR SALE**

**Connells**

School Road  
Mawsley 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.

## Kitchen

8' 9" x 7' 5" ( 2.67m x 2.26m )

Worktops with a rolled 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, matching extractor hood, space and plumbing for a washing machine, inset ceiling spotlights and a double glazed window to the front aspect.

## Lounge / Diner

18' 3" x 8' 6" narrowing to 6' 6" ( 5.56m x 2.59m narrowing to 1.98m )

Double glazed bay window to the front aspect, radiator, T.V point, laminate flooring, double glazed window to the rear aspect and double French doors to the rear garden.

## Downstairs W.C

Close coupled W.C with half and full flush, radiator and a double glazed window to the rear aspect.

## Upstairs

### Bedroom One

10' 5" x 8' 7" ( 3.17m x 2.62m )

Double glazed window to the front aspect, radiator and a T.V point.

### Bedroom Two

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed window to the rear aspect and a radiator.

### Family Bathroom

The Family Bathroom is half tiled and features a panel bath, pedestal wash hand basin, close coupled W.C with half and full flush and a radiator.

## Outside

### Rear

The rear garden is fully enclosed and laid to lawn. It features a wooden decked seating area, patio seating area and a side access gate that leads to the single garage.

### Front

The front of the property is laid to lawn with a border of plants & shrubs and there are patio steps that lead to the front door.

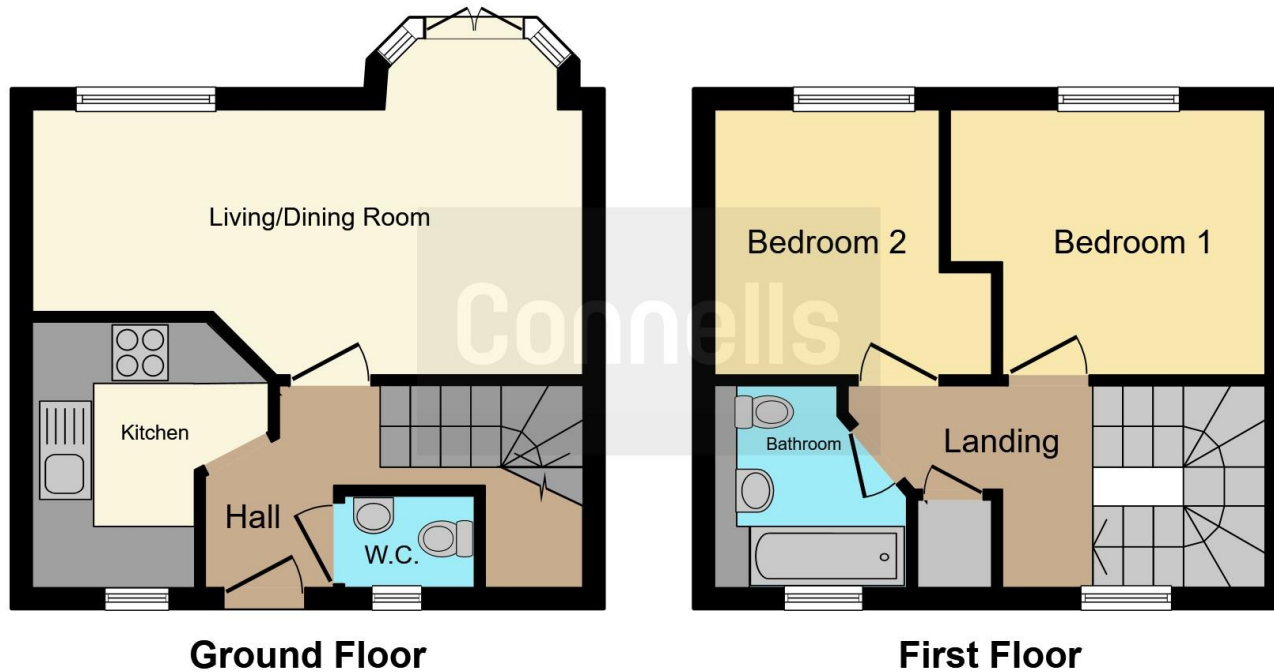
### Garage

With light + power









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.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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