



Connells

Marble Lane  
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

Double glazed window to the side aspect and a radiator.

## Lounge

19' 5" x 12' 5" ( 5.92m x 3.78m )

Double glazed window to the front aspect, radiator, T.V point and a door to the downstairs W.C.

## Downstairs W.C

Close coupled W.C with half and full flush, pedestal wash hand basin and a radiator.

## Kitchen Diner

15' 8" x 9' 1" ( 4.78m x 2.77m )

Worktops with a square edge, tiling to the rear of the worktops, cupboards at base and eye level + draws, inset stainless steel sink and drainer + mixer tap, inset gas hob with a brushed steel finish, matching extractor hood, integrated oven, space and plumbing for a washing machine, integrated fridge & freezer, double glazed window to the rear aspect, inset ceiling spotlights, under cupboard down lights, double glazed window to the rear aspect & double French doors to the rear garden.

## Upstairs

### Bedroom One

14' x 9' 2" ( 4.27m x 2.79m )

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

### En-Suite

The En-Suite has a fully tiled shower cubicle, close coupled W.C with half and full flush and a radiator.

### Bedroom Two

10' 3" x 8' 4" ( 3.12m x 2.54m )

Double glazed window to the front aspect and a radiator.

### Bedroom Three

9' 1" x 6' 8" ( 2.77m x 2.03m )

Double glazed window to the rear aspect and a radiator.

### Family Bathroom

The Family Bathroom is majority tiled and features a panel bath with screen, pedestal wash hand basin, close coupled W.C with half and full flush, radiator, inset ceiling spotlights and a double glazed window to the front aspect.

## Outside

### Front

The front of the property is accessed via a block paved driveway and is of a low maintenance design.

### Rear

The rear of the property is fully enclosed and mainly laid to lawn. There is a small patio section and a side access gate.

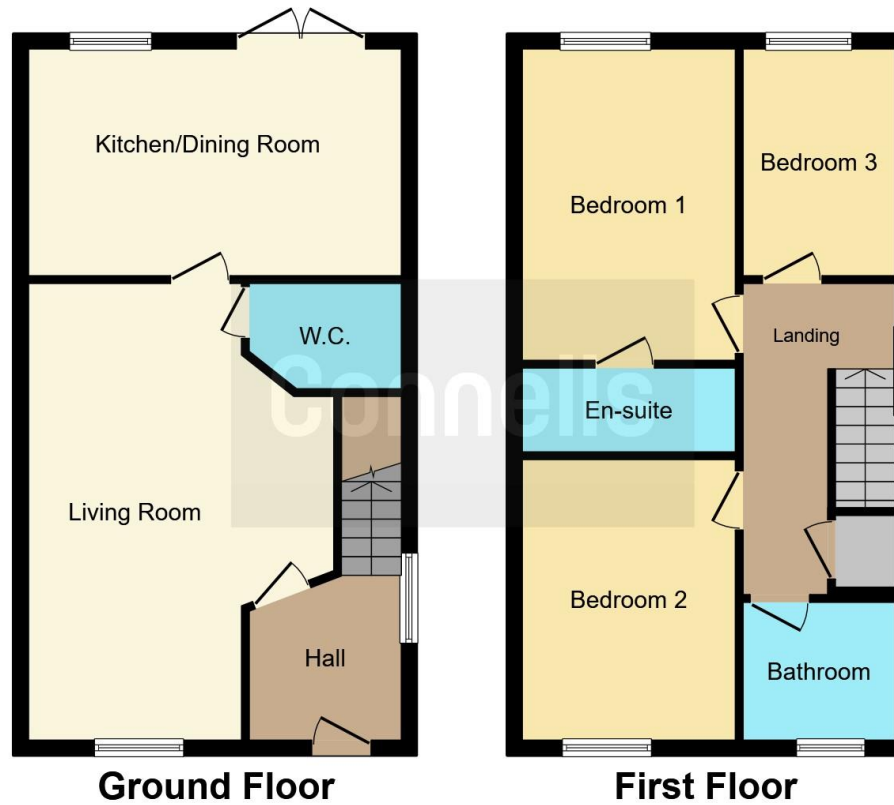
### Agent Note:

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details









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: B**

**view this property online [connells.co.uk/Property/KTT307291](http://connells.co.uk/Property/KTT307291)**

Tenure: Freehold



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Property Ref: KTT307291 - 0016