



Connells

Havelock Street  
Kettering





## Property Description

This three bedroom mid-terraced property is situated just off Rockingham Road, Kettering, perfectly located within a stones throw from Kettering Town Centre, supermarket and primary schools. The property itself boasts generous living space, separate utility room, three good sized bedrooms and a shower room.

On entering the property you are met by the entrance hallway with stairs leading to the first floor, before entering the lounge. The lounge is generous in size with a feature fireplace, along with being of an open plan design with the dining area. To the rear of the property is the kitchen with a utility room adjoining and leads to the rear garden through French patio doors. Following through the kitchen is the shower room, complete with shower cubicle, low level WC and wash hand basin.

To the first floor are the three bedrooms. Bedroom one and two are double in size with bedroom one benefiting from wall to wall fitted wardrobes, along with an ample single bedroom to the rear.

Externally of the property is a large rear garden which is enclosed by timber fencing and is mainly laid to lawn.

## Public Notice

We are acting in the sale of the above property and have received an offer of £148,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is D

## Ground Floor

### Entrance Hall

### Lounge

13' 10" x 13' ( 4.22m x 3.96m )

### Dining Room

13' 5" x 12' 1" max ( 4.09m x 3.68m max )

### Kitchen

9' 9" x 7' 6" ( 2.97m x 2.29m )

### Utility Room

9' 2" x 8' 3" ( 2.79m x 2.51m )

### Shower Room

## First Floor

### Bedroom One

15' 4" x 9' 11" ( 4.67m x 3.02m )

### Bedroom Two

12' x 10' 4" ( 3.66m x 3.15m )

### Bedroom Three

10' x 7' 6" ( 3.05m x 2.29m )

### Externally

### Rear Garden











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/KTT307949](http://connells.co.uk/Property/KTT307949)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: KTT307949 - 0008