



**Connells**

Centre Parade  
Kettering





## Property Description

Situated in a popular area of Kettering, is this three bedroom end-terraced property. Perfect for a first time buyer or investor. The property is ideally located with many local amenities including local shops and easy access to Kettering Town Centre. The property itself offers two good sized double bedrooms and a single third bedroom, Open Plan style kitchen diner and lounge along with front and rear gardens.

Upon entry to the property, you are welcomed into the large hallway, which gives access to all downstairs accommodation and the rising staircase to the first floor. To the right hand side of the ground floor you will find the modern kitchen and dining room with patio doors to rear garden. To the rear of the property is the generous living space with further patio doors to access garden.

Ascending to the first-floor landing, you will find all three bedrooms and the bathroom. The bathroom is fitted with a three piece suite.

Externally of the property is a good size front garden with driveway for multiple vehicles. The rear garden is fully enclosed which is perfect for young children and pets.

## Ground Floor

### Entrance Hall

### Lounge

16' x 11' 5" ( 4.88m x 3.48m )

### Kitchen

11' 5" x 9' 9" ( 3.48m x 2.97m )

### Dining Room

12' 11" x 11' 8" ( 3.94m x 3.56m )

### Cloakroom

**First Floor**

**Bedroom One**

12' 4" x 9' 9" ( 3.76m x 2.97m )

**Bedroom Two**

10' 6" x 9' 9" ( 3.20m x 2.97m )

**Bedroom Three**

7' 6" x 5' 11" ( 2.29m x 1.80m )

**Family Bathroom**

**Externally**

**Front Garden**

**Rear Garden**



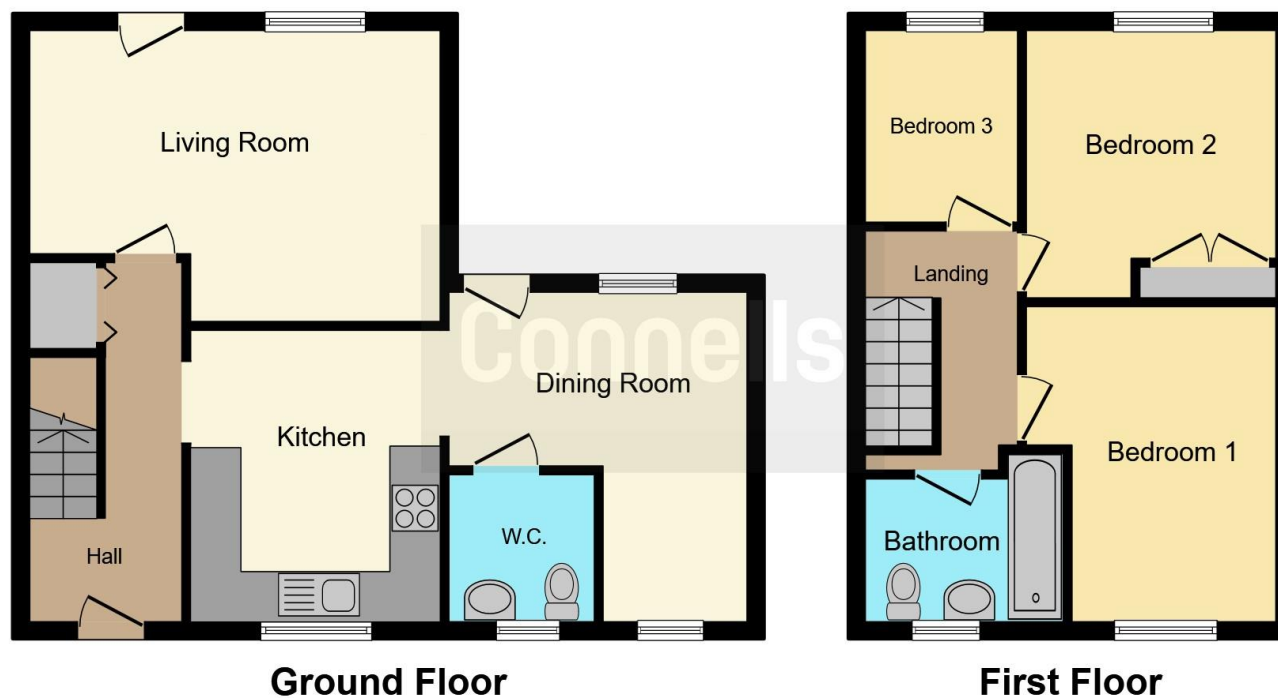












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/KTT308171](http://connells.co.uk/Property/KTT308171)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KTT308171 - 0007