





# Northumberland Road Kettering NN15 6LN

for sale offers over  
**£150,000**



## Property Description

This two bedroom maisonette flat is the perfect property for first time buyers and investors alike. Offering two good size double bedrooms, generous living space with dining space, kitchen and outside space due to the rear gardens. The property is perfectly situated due to its easy access links towards Kettering Town Centre along with the A14 being less than five minutes away, along with Wicksteed Park being short walk away.

## Entrance Hall

## Lounge

17' 11" x 14' 8" ( 5.46m x 4.47m )

## Kitchen

9' 9" x 9' 4" ( 2.97m x 2.84m )



## Bedroom One

13' x 10' 11" ( 3.96m x 3.33m )

## Bedroom Two

13' x 9' 5" ( 3.96m x 2.87m )

## Shower Room















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)

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5 Montagu Street  
 KETTERING NN16 8XG

**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 122 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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