



Connells

Philips Field Close
Kettering

Philips Field Close Kettering NN15 6PQ

for sale guide price
£400,000



Property Description

This five bedroom semi-detached town house is situated in a highly sought after area of Kettering. The property is surrounded by many local amenities including play parks and Latimer Arts College along with easy transport links due to the A14 being on the door step. The property offers generous living space, kitchen/diner, good size bedrooms with a master ensuite, enclosed rear garden and driveway.

On entering the property you are greeted by the generous lounge which is flooded with natural light due to the window to the front. The kitchen diner is to the rear of the property and benefits from a dining area over looking the rear garden through French patio doors. The kitchen has been thoughtfully designed for modern living by incorporating integrated appliances.

The first floor offers three of the five bedrooms, all of which are good size double bedrooms. The master bedroom is to the front of the property and boasts its own ensuite. The other two bedrooms are to the rear with views of the garden. The family bathroom is perfectly situated to the top of the staircase.

To the second floor are the further two bedrooms, these are both of good size double bedrooms and benefit from the second bathroom on this floor.

Externally of this property is a driveway to the side. The rear garden has been beautifully landscaped and boasts outbuildings that can

be used as a home office or workshop.

Ground Floor

Lounge

18' 10" x 15' 4" (5.74m x 4.67m)

Door and window to the front, feature fire place.

Kitchen / Diner

18' 10" x 7' 2" (5.74m x 2.18m)

Window and French patio doors to the rear, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and induction hob, stainless steel splash back and cooker hood. integrated dishwasher and fridge freezer, laminate flooring.

Cloakroom

Wash hand basin, WC.

First Floor

Landing

Bedroom One

Windows to the front, laminate flooring.

Ensuite

Window to the side, shower cubicle, wash hand basin set in vanity unit, WC.

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)

Window to the rear.

Bedroom Three

9' 10" x 7' 2" (3.00m x 2.18m)

Window to the rear.

Bathroom

Shower cubicle, wash hand basin set in vanity unit, WC, heated towel rail.

Second Floor

Bedroom Four

12' x 7' 7" (3.66m x 2.31m)

Sky light windows.

Bedroom Five

11' 8" x 7' 6" (3.56m x 2.29m)

Sky light windows, additional storage.

Bathroom

Sky light window, shower cubicle, WC, heated towel rail.

Externally

Driveway

Rear Garden

Fully enclosed, gated side access, laid to lawn, patio area, outbuildings.

Outbuilding

20' x 9' 4" (6.10m x 2.84m)

Up and over garage door, under floor heating, light and power.









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

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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