





# Walnut Crescent Kettering NN16 9PX

for sale offers in the region of  
**£299,000**



## Property Description

Situated in a desirable area of Kettering is this three bedroom semi-detached property. This property is the perfect family home due to its many local amenities surrounding including play parks, community centre, nursery school and Kettering Buccleuch Academy all being a short walk away, Kettering Town Centre and Train Station are easily accessible by car and the bus route is a short walk away. The property itself offers good size living space, three bedrooms along with an enclosed rear garden and driveway to front for multiple vehicles.

On entering the property you are greeted by the hallway which houses the stairs to the first floor along with access to the main reception room. This room is flooded with light due to the three windows and is a great space for entertaining or relaxing with family and friends. The kitchen is to the rear of the property and offers access to the rear garden. Adjoining the kitchen is the living room which can be used as a separate dining room, perfect for enjoying family meals together. Completing this floor is a convenient wet room with WC.

The three bedrooms are situated on the first floor. Two of which are good size doubles with the third being an ample single bedroom, ideal for a nursery. The bathroom is to the rear of the property.

Externally is a generous drive way allowing off street parking for multiple vehicles. The rear garden has been designed for low

maintenance and is a tranquil place to relax in the summer sun.

## Ground Floor

### Entrance Hall

Door to the front, stairs to the first floor.

### Reception Room

16' 3" x 11' 10" ( 4.95m x 3.61m )  
Windows to the front and side.

### Living Room

13' 8" x 13' 5" ( 4.17m x 4.09m )  
Double glazed window to the front.

### Kitchen

16' 8" x 7' 1" max ( 5.08m x 2.16m max )  
Door and window to the rear, a range of wall and base units with rolled edge work surface, sink drainer with mixer tap, space for appliances, cooker hood, boiler.

### Wet Room

Window to the rear, walk in shower, wash hand basin, WC.

**First Floor**

**Landing**

**Bedroom One**

12' 5" x 9' 8" ( 3.78m x 2.95m )  
Window to the front.

**Bedroom Two**

10' 7" x 8' ( 3.23m x 2.44m )  
Window to the rear.

**Bedroom Three**

9' 5" x 6' 7" ( 2.87m x 2.01m )  
Window to the front.

**Bathroom**

Window to the rear, bath with mixer tap and shower attachment, sink set in vanity unit, WC.

**Externally**

**Driveway To The Front**

Suitable for multiple vehicles.

**Rear Garden**



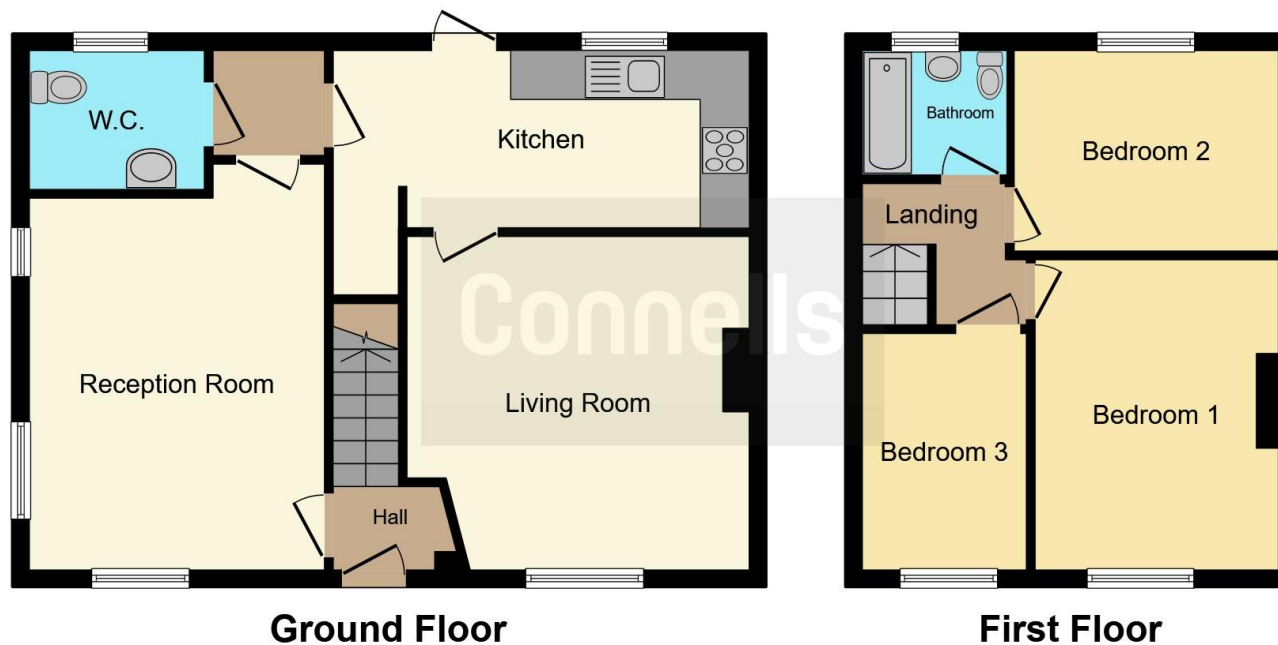












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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