



Connells

Rockingham Road
Kettering



Property Description

Situated close to Kettering Town Centre is this three bedroom, Victorian mid terraced property. Offering generous living space with a lounge and separate dining room, modern kitchen, shower room and family bathroom, two double bedrooms and an ample single third bedroom, and a fully enclosed rear garden. The property is surrounded by many local amenities including, easy access to Kettering Town Centre, restaurants, and play parks.

On entering the property you are greeted by the entrance hall which allows access to the lounge and dining room, along with housing the stairs to the first floor. The lounge is to the front of the property and is flooded with natural light due to the bay window to the front. The dining room is to the rear and is of a generous size, perfect for enjoying family meals together. Following from the dining room is a sleek and modern kitchen. To the rear of the property is a convenient downstairs WC.

The first floor offers two of the three bedrooms and a family bathroom. The master bedroom is situated to the front of the property and benefits from a storage cupboard. The bedroom to the rear is an ample single bedroom which is perfect to be used as a bedroom.

The third bedroom is situated on the second floor and offers great space.

The enclosed rear garden is perfect for young

children and pets, and with its generous size it is perfect for entertaining on those long summer nights.

Ground Floor

Entrance Hall

External door to the front, stairs to the first floor.

Lounge

12' 10" x 11' 6" (3.91m x 3.51m)
Bay window to the front.

Dining Room

15' 1" x 10' 10" (4.60m x 3.30m)
Window to the rear, under stair storage cupboard.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)
Window to the side, a range of wall and base units with rolled edge work surfaces, stainless steel sink drainer with mixer tap, integrated oven and hob with cooker hood, space for appliances.

Rear Hallway

External door to the side.

Cloakroom

Window to the rear, wash hand basin, low level WC.

First Floor

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m)

Windows to the front, over stairs storage cupboard.

Bedroom Three

8' 10" x 8' 2" (2.69m x 2.49m)

Window to the rear.

Bathroom

Window to the rear, bath with mixer tap and shower over, wash hand basin set in vanity unit, low level WC.

Second Floor

Bedroom Two

14' 1" x 9' 2" (4.29m x 2.79m)

Window to the front.

Externally

Rear Garden

Enclosed, patio area, laid to lawn.









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

To view this property please contact Connells on

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308132



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTT308132 - 0005