



Marble Lane Kettering NN16 8WH

for sale offers over
£285,000



Property Description

Kettering is a small industrial market town set in the pleasant Northamptonshire countryside. Once a prosperous boot and shoe manufacturing centre, its origin dates back to the 10th century. The town was granted market rights in 1227 by Henry III and its large central square still holds regular street markets.

The 100 acre Wicksteed Park, just to the south of the town, was opened by Charles Wicksteed at the turn of the century. This popular family pleasure park has many amenities including gardens, fairground rides, boating lake and a miniature railway.

Entrance Hall

Double glazed window to the side aspect and a radiator.

Lounge

19' 5" x 12' 5" (5.92m x 3.78m)

Double glazed window to the front aspect, radiator, T.V point and a door to the downstairs W.C.

Downstairs W.C

Close coupled W.C with half and full flush, pedestal wash hand basin and a radiator.

Kitchen Diner

15' 8" x 9' 1" (4.78m x 2.77m)

Worktops with a square edge, tiling to the rear of the worktops, cupboards at base and eye level + draws, inset stainless steel sink and drainer + mixer tap, inset gas hob with a brushed steel finish, matching extractor hood, integrated oven, space and plumbing for a washing machine, integrated fridge & freezer, double glazed window to the rear aspect, inset ceiling spotlights, under cupboard down lights, double glazed window to the rear aspect & double French doors to the rear garden.

Upstairs

Bedroom One

Double glazed window to the rear aspect, radiator, T.V point and a door to the En-Suite.

Ensuite

The Ensuite has a fully tiled shower cubicle, close coupled W.C with half and full flush and a radiator.

Bedroom Two

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to the front aspect and a radiator.

Bedroom Three

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

The Family Bathroom is majority tiled and features a panel bath with screen, pedestal wash hand basin, close coupled W.C with half and full flush, radiator, inset ceiling spotlights and a double glazed window to the front aspect.

Outside

Front

The front of the property is accessed via a block paved driveway and is of a low maintenance design.

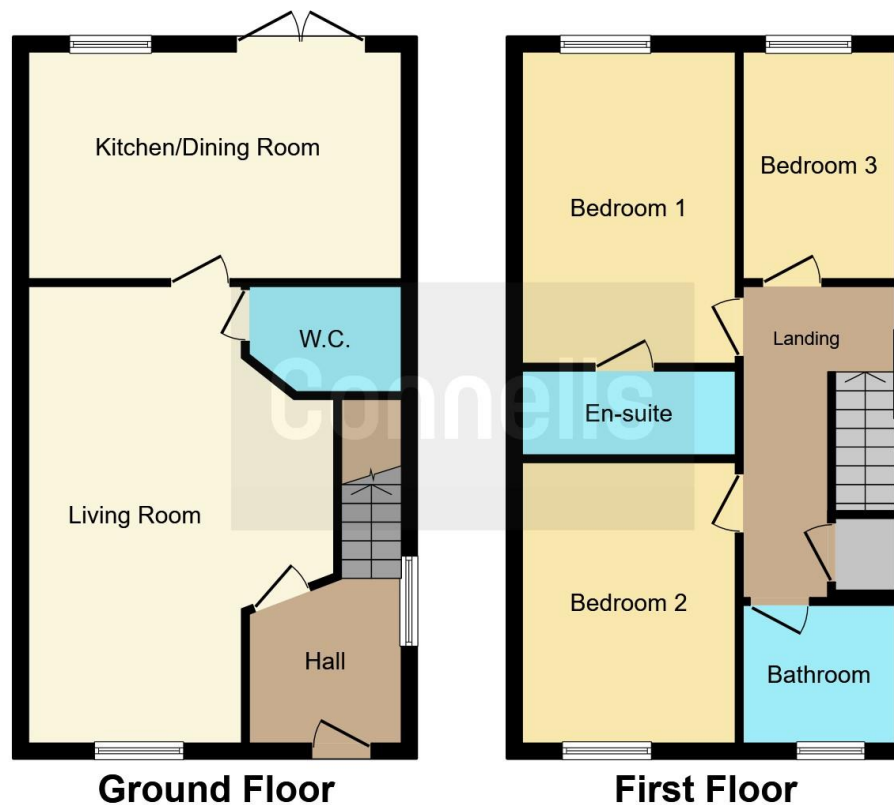
Rear

The rear of the property is fully enclosed and mainly laid to lawn. There is a small patio section and a side access gate.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308425



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: KTT308425 - 0005