



Connells

Kingfisher Way  
Burton Latimer Kettering



# Kingfisher Way Burton Latimer Kettering NN15 5TE

for sale  
**£260,000**



## Property Description

This charming three-bedroom semi-detached home offers a comfortable and practical living space ideal for families or first-time buyers. The ground floor begins with a welcoming porch that leads into a spacious living room, perfect for relaxing or entertaining. The open-plan kitchen and dining area provide a sociable space for family meals and gatherings, and it extends into a bright conservatory that overlooks the rear garden, adding a versatile area for everyday living.

Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom. Bedrooms one and three are positioned at the front of the house, while bedroom two and the bathroom are located at the rear. A central landing connects all rooms, creating a functional and accessible layout.

Outside, the property benefits from a private driveway offering off-road parking for multiple vehicles, along with a rear garden ideal for outdoor enjoyment.

The location is well-served by local amenities including reputable schools, parks, and green spaces for recreation. Shops and supermarkets are within easy reach, and excellent public transport links and road connections make commuting straightforward.

## Ground Floor

### Entrance Porch

Entrance door to the front.

### Living Room

14' 9" x 14' 9" ( 4.50m x 4.50m )  
Window to the front, stairs to the first floor, log burner, laminate flooring, radiator.

### Kitchen / Diner

14' 9" x 9' 10" ( 4.50m x 3.00m )  
Windows and door to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated double oven and five ring hob with cooker hood, integrated appliances, tiled flooring, radiator.

### Conservatory

14' 9" x 9' 10" ( 4.50m x 3.00m )  
Window to the rear and side, French patio doors leading to the rear garden.

## First Floor

### Bedroom One

13' 1" x 8' 2" ( 3.99m x 2.49m )

Window to the front, laminate flooring, radiator.

### Bedroom Two

11' 5" x 8' 2" ( 3.48m x 2.49m )

Window to the rear, laminate flooring, radiator.

### Bedroom Three

8' 2" x 6' 7" ( 2.49m x 2.01m )

Window to the front, laminate flooring, radiator.

### Bathroom

Window to the rear, bath with shower over, wash hand basin set in vanity unit, low level WC, tiled walls, radiator.

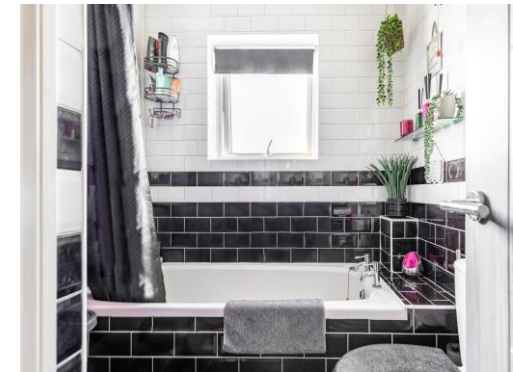
## Externally

### To The Front

Driveway for multiple vehicles, laid to lawn.

### Rear Garden

Fully enclosed with gated side access, multi level, patio and decking areas, laid to lawn.















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5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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