





Property Description

This beautifully presented detached family home is located in the sought-after Brambleside area of Kettering. The property offers a practical and modern layout, ideal for family living. On the ground floor, you are welcomed by an entrance hall leading to a convenient downstairs W.C., a generously sized sitting room with dual aspect windows that create a bright and airy atmosphere, and a modern kitchen/breakfast room with ample storage and direct access to the rear garden.

Upstairs, the home features three well-proportioned bedrooms, including a comfortable main bedroom and two additional rooms suitable for children or a home office, along with a contemporary family bathroom fitted to a high standard.

Outside, the property boasts a garage and driveway providing off-road parking and a fully enclosed rear garden with a patio area, perfect for outdoor dining and entertaining.

The location offers excellent amenities, including nearby schools rated Good by Ofsted, retail parks and supermarkets, local parks, and leisure facilities. Transport links are convenient, with a bus stop close by and Kettering Railway Station just a short distance away, providing direct services to London and beyond.

Ground Floor

Entrance Hall

Entrance door to the front with window to the side, stairs leading to the first floor.

Sitting Room

15' 6" x 11' 2" (4.72m x 3.40m)
Windows to the front and side, radiator.

Kitchen / Breakfast Room

Door to the rear, French patio doors to the garden, window to the side, a range of wall and base units with rolled edge work surfaces, sink drainer, integrated oven and hob with cooker hood, space for washing machine and tumble dryer, under stairs storage cupboard, radiator.

Cloakroom

Wash hand basin, low level WC.

First Floor

Landing

Window to the rear.

Bedroom One

11' 2" x 8' 8" (3.40m x 2.64m)

Window to the front, built in wardrobe, radiator.

Bedroom Two

8' 11" x 8' (2.72m x 2.44m)

Window to the front, built in wardrobe, radiator.

Bedroom Three

8' 5" x 6' 6" (2.57m x 1.98m)

Window to the rear, radiator.

Bathroom

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

Externally

Front Garden

Pedestrian pathways leading to entrance and rear garden, laid to lawn, established hedgerow.

Garage With Driveway

Rear Garden

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









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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5 Montagu Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: KTT308562 - 0002