



Connells

Almond Road
Kettering



Property Description

This beautifully presented two-bedroom mid-terrace home offers a thoughtfully designed layout that combines comfort and practicality. The ground floor features a welcoming entrance hall leading into a spacious living room, ideal for relaxing or entertaining guests. The modern kitchen is positioned at the rear of the property, providing ample storage and worktop space, and benefits from views over the garden. A convenient ground-floor WC adds extra functionality, making this home perfect for everyday living.

Upstairs, you'll find two well-proportioned bedrooms, offering flexibility for a growing family, home office, or guest room, along with a contemporary family bathroom finished in a clean, neutral style.

Outside, the property enjoys an attractive front garden and a fully enclosed rear garden with gated side access. Designed for low maintenance, this private outdoor space is perfect for those who want to enjoy the outdoors without the upkeep.

The location offers easy access to local shops, schools, and transport links, with Kettering Railway Station just a short distance away for direct routes to London and surrounding towns.



Ground Floor

Entrance Hall

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

Lounge

13' 6" x 12' (4.11m x 3.66m)

Window to the front, fire place, laminate flooring, under stairs storage cupboard.

Kitchen

13' 6" x 8' 2" (4.11m x 2.49m)

window to the rear, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, tiled splash backs, space for appliances, vinyl flooring.

Cloakroom

Window to the rear, low level WC.

Rear Hallway

External door to the rear.

First Floor

Landing

Bedroom One

16' 4" x 9' 7" (4.98m x 2.92m)

Window to the front, built in cupboard, carpet flooring.

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)

Window to the rear, carpet flooring.

Bathroom

Window to the rear, bath with shower over, shower screen, wash hand basin, low level WC, tiled splash backs, vinyl flooring.

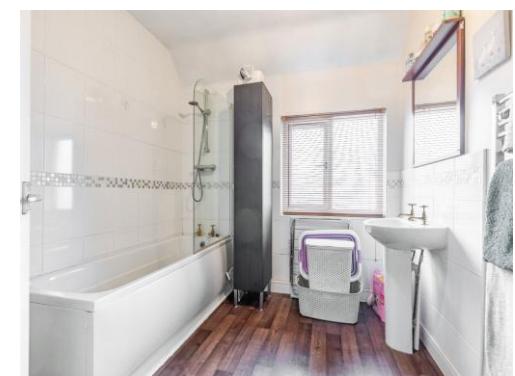
Externally

Front Garden

Pedestrian pathway to entrance, laid to lawn.

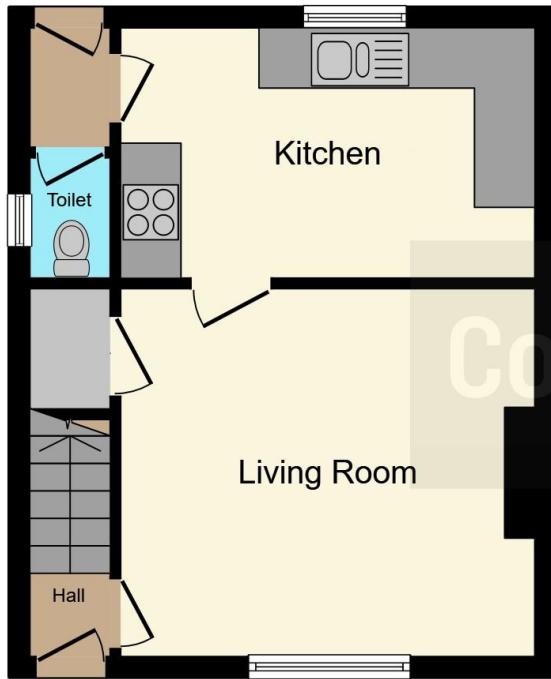
Rear Garden

Fully enclosed with gated rear access, low maintenance, slabbed.









Ground Floor



First Floor

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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308604



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: KTT308604 - 0004