





Property Description

A charming and well-presented two-bedroom mid-terraced home situated on a popular residential street in Kettering. This home offers a warm and inviting feel from the moment you step inside, beginning with a generously sized lounge positioned at the front. The lounge provides a comfortable space for relaxing or entertaining and flows naturally into the spacious dining room, creating a versatile open-plan feel while still maintaining clear, defined areas for living and dining.

The dining room offers ample space for family meals or social gatherings and benefits from natural light from the rear aspect. Beyond this sits a well-arranged kitchen, thoughtfully laid out with good worktop and storage space, and direct access to the rear outdoor area. The kitchen layout allows for practical day-to-day use whilst being the heart of the property.

Upstairs, the property features two comfortable double bedrooms, each providing a calm and private retreat. The main bedroom spans the width of the home, offering a generous sleeping area, while the second bedroom is perfectly suited as a guest room, office, or nursery. Completing the first floor is a noticeably spacious bathroom, positioned at the rear, which offers the potential to create a relaxing spa-style space thanks to its larger-than-average footprint.

Ground Floor

Entrance Hall

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

Lounge

Window to the front, feature open fire place with surround, coving, laminate flooring, radiator.

Dining Room

Window to the rear, coving, laminate flooring, radiator.

Kitchen

Window to the side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, space for appliances, tiled splash backs, laminate flooring, coving.

First Floor

Landing

Airing cupboard.

Bedroom One

Window to the front, carpet flooring, radiator, coving.

Bedroom Two

Window to the rear, radiator, carpet flooring, coving.

Bathroom

Window to the rear, corner bath, walk in shower cubicle, wash hand basin, low level WC, tiled splash backs, tiled flooring.

Externally

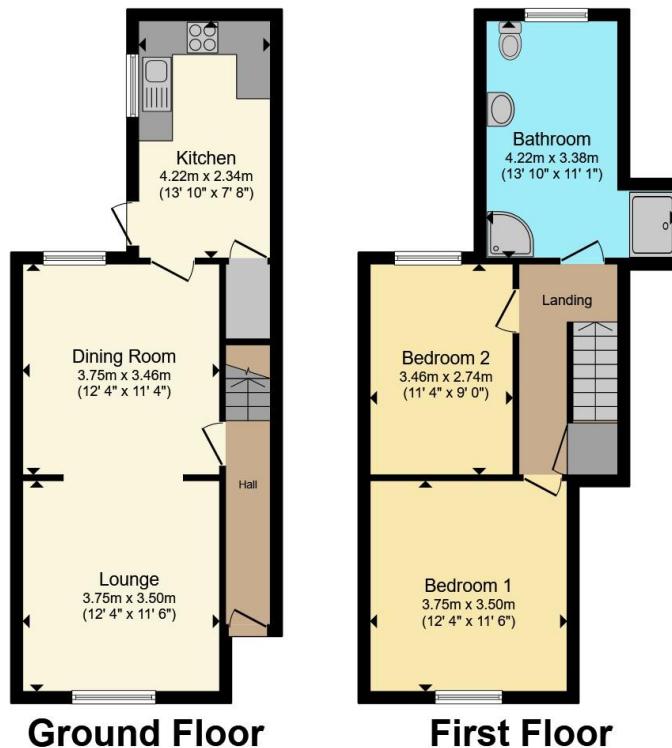
Rear Garden

Fully enclosed, decking area, laid to lawn, gravel area, established shrubbery.









Total floor area 83.8 m² (902 sq.ft.) approx

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5 Montagu Street
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EPC Rating:
 Awaited

Council Tax
 Band: A

Tenure: Freehold

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