



Leicester Close, Kettering NN16 8EZ

- Four bedrooms
- Parking & Garage
- Cul-de-Sac
- Arranged over three floors
- Three reception rooms
- Enclosed rear garden

PRICE
£270,000
OFFERS IN
EXCESS OF

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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**IN PERSON AND VIDEO VIEWINGS AVAILABLE OF PROPERTY **Generous accommodation is offered by this spacious FOUR bedroom semi detached house arranged over three floors. The property is situated in a cul de sac position and offers gas central heating and double glazing. Other benefits include two separate reception rooms, parking and oversized single garage. The overall accommodation comprises a ground floor with entrance hall and lounge/dining room, first floor with three bedrooms and family bathroom and lower ground floor with the kitchen/breakfast room, utility room, shower room and further double bedroom and leading into a low maintenance enclosed rear garden. The front provides a small open plan front garden with driveway to the side providing off road parking for one in front of the aforementioned single GARAGE.

ENTRANCE HALL

Via UPVC double glazed panelled door, laminated wood block style flooring, stair case raising to first floor landing, Upvc double glazed window to front and door to Lounge/Dining Room

LOUNGE/DINING ROOM

13'4" x 22'5" (4.08m x 6.85m)
Having Upvc double glazed bay window to front with display mantel and single panelled radiator under, Adam feature style fire place with display mantel and hearth, further Upvc double glazed window to rear and further single panelled radiator, stair case to Lower Ground Floor

FIRST FLOOR LANDING

Having doors to Three Bedrooms and Bathroom

BEDROOM TWO

8'3" x 13'3" (2.54m x 4.06m)
Having double glazed window to rear and single panelled radiator

BEDROOM THREE

8'3" x 9'1" (2.54m x 2.79m)
Having Upvc double glazed window to front and single panelled radiator

BEDROOM THREE

6'8" x 6'1" (2.05m x 1.87m)
Having Upvc double glazed window to front and single panelled radiator

BATHROOM

Three piece suite comprising of close coupled Wc, wall mounted vanity wash hand basin, panelled bath with wall mounted shower over, obscured double glazed window to rear, complimentary tiling to all walls, wall mounted chrome heated towel rail/radiator

LOWER GROUND FLOOR INNER HALLWAY

Having obscured glazed/timber door to Rear Porch, wall mounted boiler, single panelled radiator and timber doors to Cloakroom/Wc, Kitchen/Breakfast Room

REAR PORCH

Having obscured Upvc glazed door to size, leading to front of the property via steps and further timber door to Study/Dressing Room

STUDY/DRESSING ROOM

6'7" x 9'6" (2.02m x 2.91m)
Having single panelled radiator, power and lighting connected and obscured glazed/timber door to Bedroom One

CLOAKROOM/WC

Having close coupled Wc, wall mounted wash hand basin, and continuation of laminated wood block style flooring

KITCHEN/BREAKFAST ROOM

13'5 x 22'6 (4.09m x 6.86m)
A basic range of high and base level cupboard units with drawer space and work tops having complimentary tiled surrounds, appliance space to include plumbing for automatic washing machine and further appliance space, built in four ring gas hob, electric oven and grill with extractor hood over, one and half bowl single drainer sink unit, ceramic tile flooring, two vertical radiators, Upvc double glazed window to front and further Upvc double glazed French style doors opening to Rear Garden, dado rails and ceiling coving, further glazed/timber door to Inner Hall with doors to under stairs storage cupboard and aforementioned door to Bedroom One

BEDROOM ONE

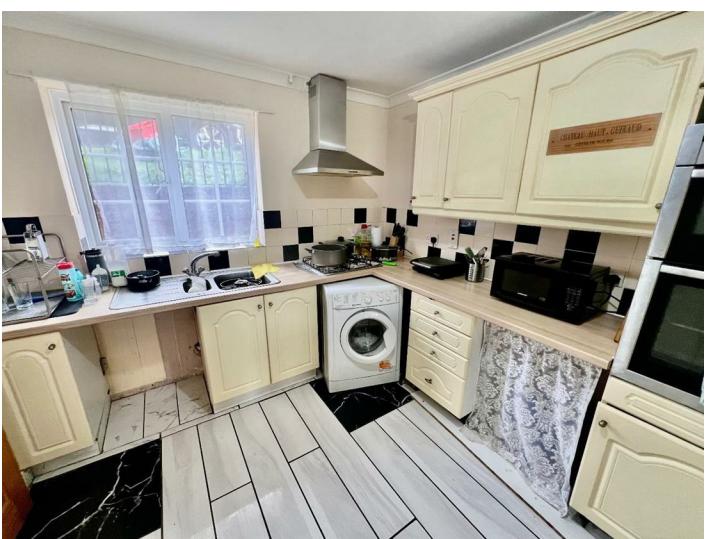
6'7" x 15'11" (2.02m x 4.87m)
Having Upvc double glazed French doors opening to rear garden and double panelled radiator

OUTSIDE FRONT

The front of the property offers an open plan front garden which is part laid to lawn, driveway providing off road parking for one vehicle leading to Garage with up and over door

OUTSIDE REAR

The rear garden is designed for low maintenance being mostly paved with gravel and sitting area, garden shed and outside tap, the rear garden is enclosed by timber panelled fencing and providing a great deal of privacy



call to view 01536 418100

