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## Glencoe Drive

Kettering, Northamptonshire, NN15 5BP

£245,000



Prime Choice are pleased to offer this three bedroom semi-detached property situated on the Ise Lodge. Close to local amenities, schools and a short walk from Wicksteed Park, this family home is deceptively spacious. The property benefits from double glazing, gas central heating, off road parking and garage.

The accommodation comprises of an inner porch and entrance hall with stairs rising to the first floor and open plan to the living room leading to the dining room and onto the kitchen. The conservatory is accessed through sliding patio doors from the dining room and overlooks the rear garden.

On the first floor, there are two double bedrooms, a single bedroom and a family bathroom. Loft access from the landing.

Outside, the front garden is a laid barked area and a block paved driveway providing off-road parking for a number of vehicles. To the rear, the garden is laid lawn and small blocked paved patio area.

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## Entrance/Porch

Enter the property through a UPVC front with sliding door into the inner porch. Access into the property through another UPVC front door.

## Lounge

13'5x13'7 (max) (4.09mx4.14m (max))

A small entrance area opening into the living room. With window to front aspect, chimney breast, carpet flooring, radiator and under stairs cupboard

## Dining Room

9x10'7 (2.74mx3.23m)

Following on from the living room, carpet flooring, radiator, sliding UPVC door to conservatory, light fitting

## Conservatory

9'9x7'7 (2.97mx2.31m)

Brick and UPVC built, overlooking rear garden, carpet flooring

## Kitchen

7'4x11'3 (2.24mx3.43m)

Enter from the dining room, vinyl laid flooring, range of white wall and base units, wooden worktop, slot in oven and fitted hob, built in extractor hood, stainless steel sink unit and chrome mixer tap, UPVC back door to the rear garden, boiler, light fitting, window to side aspect.

## Landing

Stair leading up from the living room, window to side aspect, carpet flooring, loft hatch, lighting, wooden door to all rooms.

## Bedroom 1

10'1x13'8 (max) (3.07mx4.17m (max))

Window to front aspect, carpet flooring, radiator, lighting

## Bedroom 2

10'3 x 11'5 (3.12m x 3.48m)

Window to rear aspect, built in cupboard, radiator, carpet flooring, lighting

## Bedroom 3

6'5x9 (1.96mx2.74m)

Window to front aspect, lighting, over stairs box covering, radiator, carpet flooring

## Bathroom

5'1 x 6'4 (1.55m x 1.93m)

Vinyl flooring, wall tiling around suite, window to rear aspect, white three piece suite of low level WC, wash hand basin and bath with panel. Shower coming from chrome bath taps, radiator

## Gardens

Front garden: block paved driveway to single garage, bark area, brick wall to front

Rear garden: Laid lawn, wooden fencing surround, block paved patio, wooden door access to rear of garage.

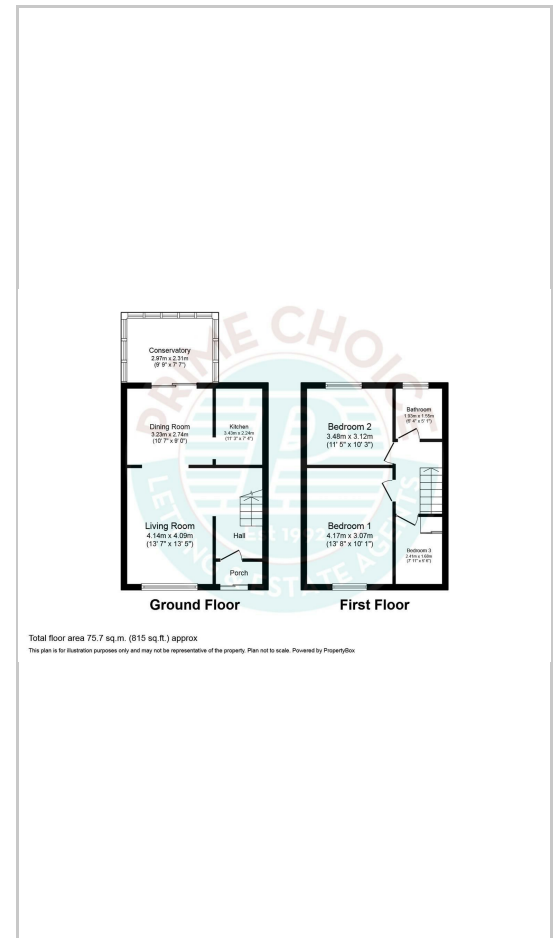
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

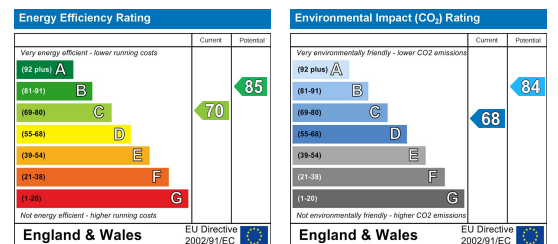
## Area Map



## Floor Plans



## Energy Efficiency Graph



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