

hawksbys
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2 Austin Rise, Kettering, NN15 5ZD

£389,995



4



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2 Austin Rise

Kettering, NN15 5ZD

- Popular Location
- Home Office
- Spacious Open Plan Kitchen/Diner
- No Upward Chain
- 4 Double Bedrooms
- En-Suite To Master Bedroom
- Good Sized Lounge

A GREAT 4 BEDROOM FAMILY HOME ! This lovely family home is located on a small and pleasant Taylor Wimpy development in the popular small market town of Burton Latimer. Originally constructed in 2017 this home has been well cared for by the current owners and is presented in good condition throughout. Benefits include: Good sized lounge which runs the length of the property, spacious kitchen/diner with smart modern kitchen, utility room, 4 DOUBLE BEDROOMS, En-suite to master bedroom, smart family bathroom, UPVC double glazing, gas radiator central heating, good quality floor coverings and interior decor throughout and a home office which has been converted using part of the single garage. (the remainder of the garage provides good storage). To the rear of the property there is a driveway in front of the single garage. To the right hand side of the property you will find a good sized family garden which is mainly laid to lawn with french doors coming off the lounge onto a smart decked area and access door into the home office. There is also gated access leading to the front of the property.

Austin Close is a great location with open countryside on your doorstep and access to good country walks. Burton Latimer is a small market town which is popular with lots of local amenities and nice local restaurants, all within walking distance.

"OFFERED WITH NO UPWARD CHAIN"

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: B



Entrance Hall

Lounge 19'8 x 11'4 (5.99m x 3.45m)

Open Plan Kitchen/Diner
19'7 x 11'8 max narrowing to 9'1 (5.97m x 3.56m max
narrowing to 2.77m)

Utility Room 6'6 x 4'8 (1.98m x 1.42m)

Ground Floor WC 5'4 x 2'10 (1.63m x 0.86m)

Home Office (Partial Garage Conversion)
9'9 x 9'4 (2.97m x 2.84m)

Remainder Of Garage 10'2 x 9'9 (3.10m x 2.97m)

Landing

Master Bedroom 11'5 x 11'2 max (3.48m x 3.40m max)

En-Suite Shower Room 6'5 x 4'7 (1.96m x 1.40m)

Bedroom 2 11'10 x 9'7 (3.61m x 2.92m)





Bedroom 3

9'9 max narrowing to 8'5 x 9'7 (2.97m max narrowing to 2.57m x 2.92m)

Bedroom 4

10'1 max narrowing to 8' x 8'3 (3.07m max narrowing to 2.44m x 2.51m)

Family Bathroom

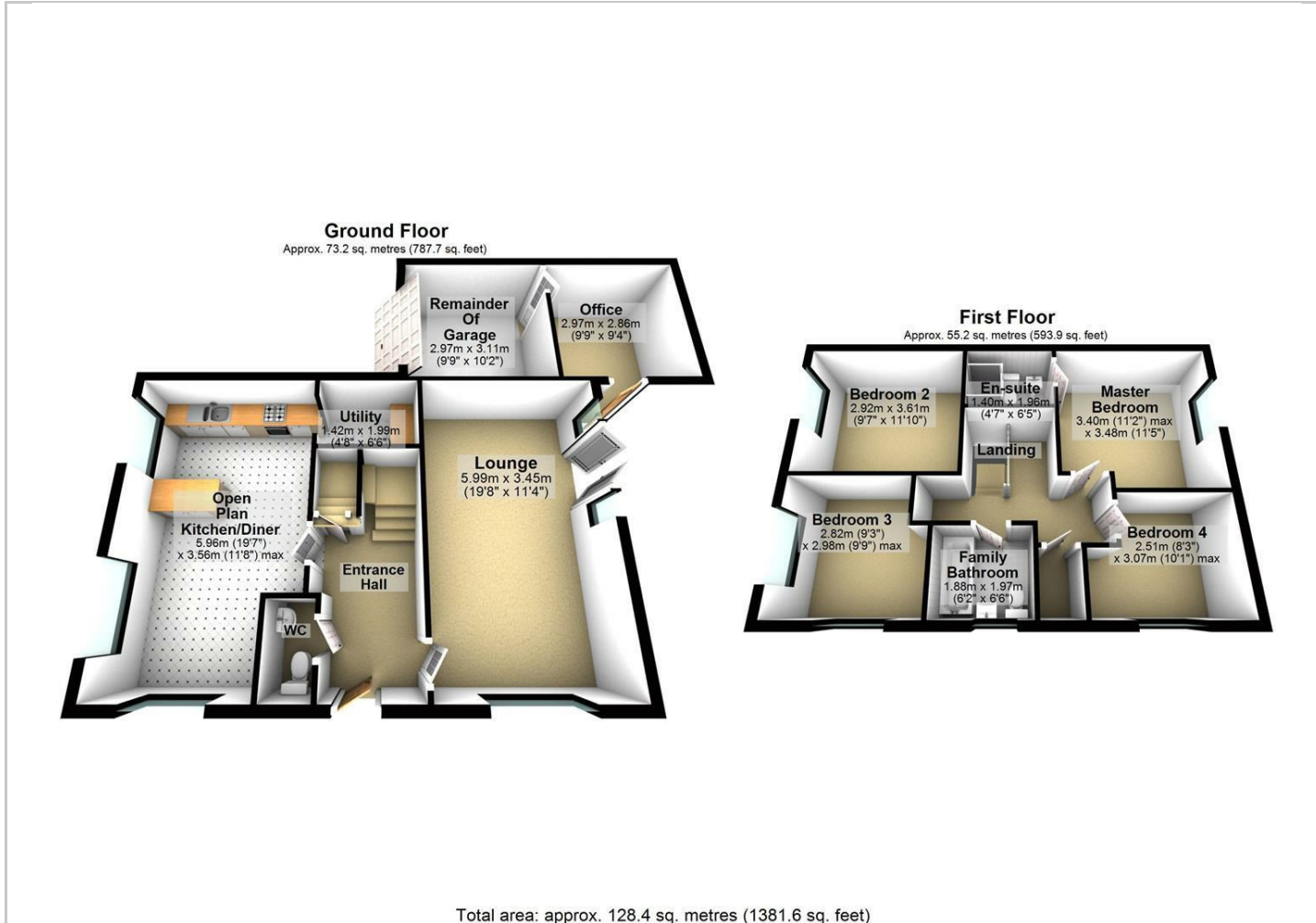
6'6 x 6'2 (1.98m x 1.88m)

Directions

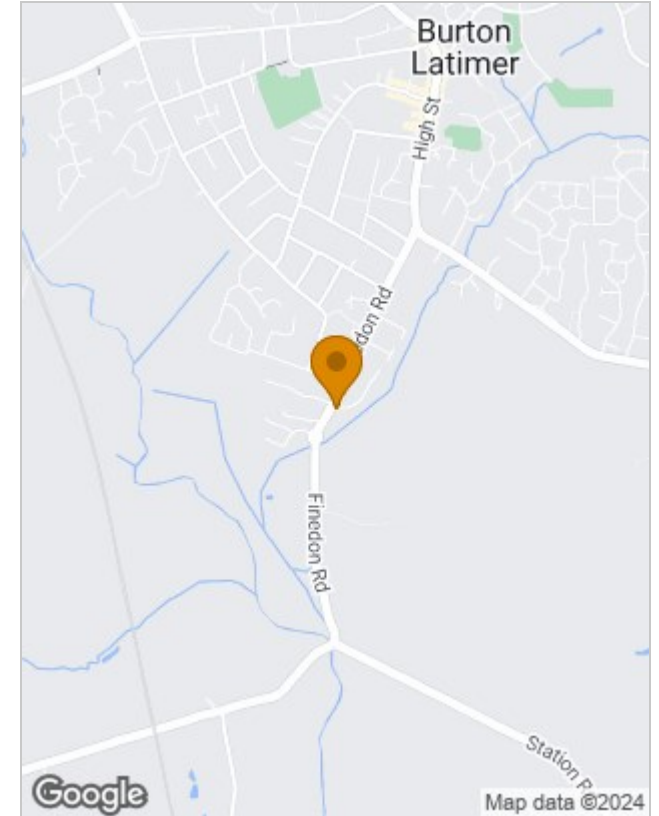




Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.