



# HARWOODS

Chartered Surveyors & Estate Agents



6 Northfield Avenue, Kettering  
NN14 4DX

£250,000 Freehold

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## 6 Northfield Avenue, Kettering, NN14 4DX

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Looking for a house to buy and improve? This 3 bedroom detached house is situated in the popular village of Ringstead and would be ideal for a buyer who wants to update a house to add value. The property is in need of updating hence the realistic asking price.

The property has UPVC double-glazing to all main rooms and an oil fired radiator heating system although the seller has advised that the oil boiler is in need of replacement. We are told that gas is now available in the street and so a new buyer could look to have a gas central heating boiler installed in the future.

The accommodation includes a hallway, living room, separate dining room (originally a through lounge/diner and could be reinstated to that layout), modern kitchen, landing, 3 bedrooms (two doubles and a single) and bathroom. Outside there is a deep front garden, long driveway, single garage, timber workshop and garden.

This is an ideal house for anyone wanting a project and it is available with no onward chain.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double-glazed entrance door, UPVC double-glazed window to front, stairs to 1st floor, under-stairs cupboard and panelled doors off to kitchen and living room.

#### Living Room

10'8" x 10'7" (3.25m x 3.23m)

Double radiator and UPVC double-glazed window to the front. The seller has advised that the house was originally built with a through lounge/diner and that the wall that now divides the living room from the dining room can easily be removed to make it a larger through room.

#### Kitchen

8'7" x 8'6" min (2.62m x 2.59m min)

Grey high gloss units to include base cupboards, base drawers and wall mounted cupboards. Single drainer sink, work-surface areas, built-in storage cupboard, built-in boiler cupboard (contains the oil fired central heating boiler which the seller advises needs replacing), dual-aspect UPVC double-glazed windows and door to dining room. The seller advises that the washing machine, fridge/freezer and slot-in oven are included within the sale.

#### Dining Room

11'2" x 7'11" (3.40m x 2.41m)

Double radiator, UPVC double-glazed window and UPVC double-glazed door to the timber conservatory.

#### Timber Conservatory

15'6" x 6'11" (4.72m x 2.11m)

Lean-to timber construction with corrugated plastic sheet roof. Double doors to the garden, door to the side and window to the rear.

#### First Floor Landing

Loft access, airing cupboard with lagged hot water cylinder, UPVC double-glazed window to the side and doors off to:

#### Bedroom 1

12'1" x 9'11" (3.68m x 3.02m)

Radiator and UPVC double-glazed window to the front.

#### Bedroom 2

10'0" x 9'11" (3.05m x 3.02m)

Radiator and UPVC double-glazed window to the rear.

#### Bedroom 3

8'0" max x 6'8" (2.44m max x 2.03m)

Radiator, bulkhead shelf and UPVC double-glazed window to the front.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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#### Bathroom

White suite comprising WC, pedestal washbasin and bath. Radiator and UPVC double-glazed window to the rear.

#### Front Garden

Good depth front garden with lawn and side driveway leading via a gated covered area to the garage.

#### Garage

16'7" x 8'2" (5.05m x 2.49m)

Garage door, side personnel door, rear window, light and power sockets.

#### Rear Garden

Rear garden with lawn and timber workshop. Oil storage tank.

#### Timber Workshop

15'4" x 8'2" (4.67m x 2.49m)

A very useful storage or workshop space.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band C.

#### Utility Connections

Mains water, electricity and drainage are connected to the property. The property does not have a gas supply although we are advised that gas is available in the street. Potential buyers should make their own enquiries with Cadent to confirm availability of a gas connection if this is required.

#### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

#### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.



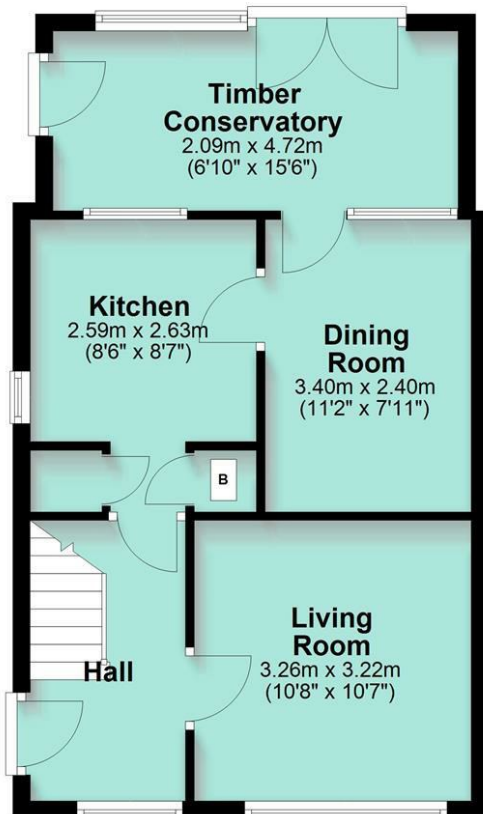




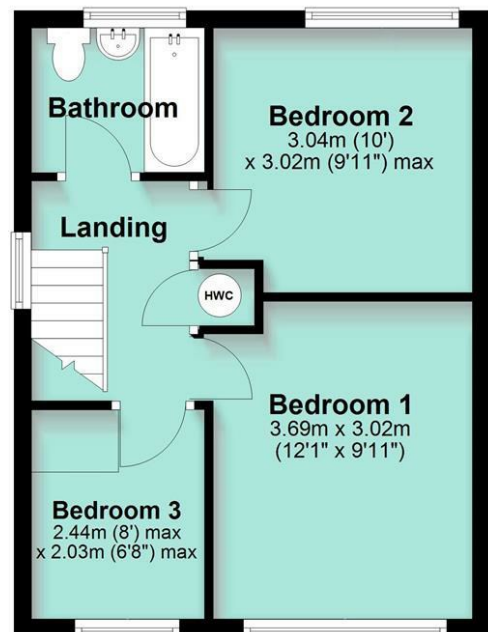
# HARWOODS

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## Ground Floor



## First Floor



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Plan produced using PlanUp.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	