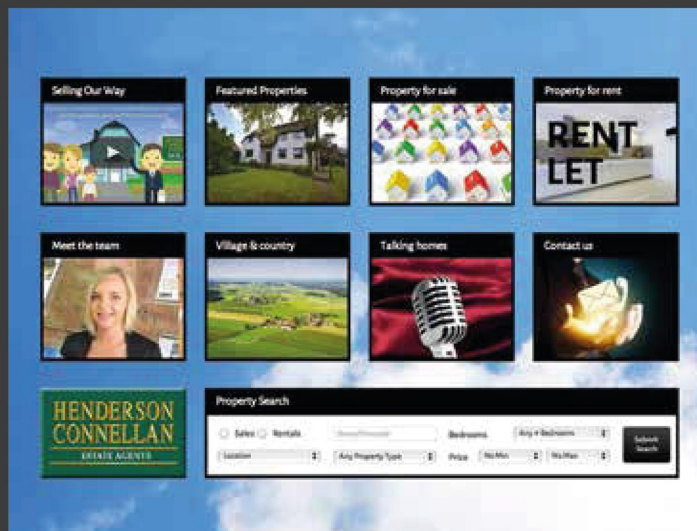
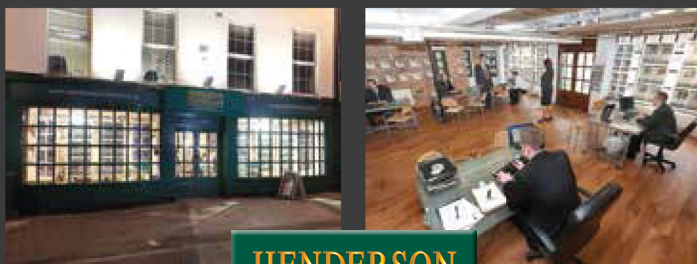




Total area: approx. 95.0 sq. metres (1022.1 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**Grounds for
Excitement**

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Grounds for Excitement

"Grounds for Excitement"

This deceptively large, detached bungalow occupies a fabulous corner plot with impressive wrap around gardens. Situated within this small, established development to the north end of Kettering, within easy reach of bus routes, the town centre and wealth of amenities. The interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, living room with wood effect specialist flooring providing both living / dining options as well as a good size kitchen/breakfast room. The three bedrooms are all good sizes and there is a principal bathroom. Outside the lawned frontage extends to either side, a private driveway leads to a single garage and the generous rear garden enjoys a good degree of privacy. Level living with a great plot.

EPC RATING: E COUNCIL TAX: C

- Gas central heating
- UPVC double glazed windows
- Entrance hall with ceramic tiled flooring, white panel interior doors leading to;
- Guest cloakroom - suite comprising of low-level WC, wash hand basin, ceramic tiled flooring.
- Kitchen/breakfast room – enjoying a range of base and eyelevel cupboards and drawers, one and a half bowl, single drainer, monobloc tap, ceramic tiled splash backs, rolled worksurface with recess for dishwasher, integrated stainless steel oven and four ring gas hob with extractor over, Space for breakfast table and chairs, ceramic tiled flooring, storage cupboard with space for a washing machine and also a fridge freezer
- Living room – a generous room with wood effect specialist flooring providing, both living and dining options.



Severn Way, Kettering NN16 9HN

Guide Price £299,950



There are three bedrooms and a principal bathroom with a low-level WC, pedestal wash hand basin with monobloc tap, panel enclosed bath and Triton electric shower over, Ceramic tiled splashback's and flooring

The bungalow occupies a significant plot with a generous lawned foregarden which extends to either side, complimented by established plantings and trees. A private driveway offers parking and access to a single garage with an up and over door, power, light, and personnel door to garden. The rear garden is significant with a paved patio perfect for garden furniture and alfresco entertaining. A pathway extends to the bottom of garden which is flanked by lawn as well as established plantings. A sloped pathway leads up to a raised area of garden with attractive stone retaining wall and enclosed by evergreen hedging. The substantial plot is perfect for a keen Gardner or offers lots of potential for an Extension (subject to planning permission)

