



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Derwent Crescent, Kettering NN16

"Location Location Location"

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## "Location Location Location"

This seriously impressive three-bedroom semi-detached property is located on this ultra-convenient road just a stones throw from the hospital, mainline railway station with links to London in under an hour, town centre and other local amenities. The interior is beautifully presented and comprises entrance hallway, living/dining room with French doors to outside and well-appointed kitchen with select integrated appliances. Upstairs you will find the bathroom and three bedrooms, two of which are double in size. The driveway provides off road parking and the private gardens to the rear are an incredible size with a gate leading through to the Hospital and lovely walks.

**Living Room** - 4.88m x 3.84m (16'0" x 12'7")

**Kitchen** - 3.63m x 2.72m (11'11" x 8'11")

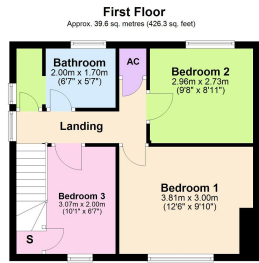
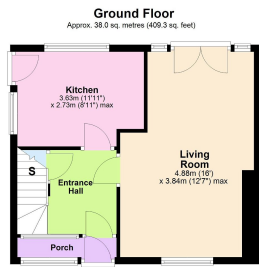
**Bedroom 1** - 3.81m x 3m (12'6" x 9'10")

**Bedroom 2** - 2.95m x 2.72m (9'8" x 8'11")

**Bedroom 3** - 3.07m x 2.01m (10'1" x 6'7")

**Bathroom** - 2.01m x 1.7m (6'7" x 5'7")





Total area: approx. 77.6 sq. metres (835.6 sq. feet)

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- UPVC Double Glazed Windows
- Council Tax: C
- EPC Rating: E



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.

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