



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Union Street, Kettering, NN16

"Smart Thinking"

2 1 1



"Smart Thinking"

You can't go wrong with this excellent two-bedroom terraced property located on this convenient and desirable road in Kettering just a short walk from the town centre, hospital, local amenities and mainline railway station offering direct access to London in under an hour. The interior is spacious and comprises entrance hallway, guest cloakroom, living room and well-appointed kitchen/dining room. Upstairs you will find the bathroom and two excellent double bedrooms. The gardens are a great size and offer the perfect space for family entertaining. Simply must be viewed. Call us to arrange an appointment today.

- Spacious accommodation throughout
- Gas central heating
- UPVC double glazed windows
- Entrance hallway with stairs to the first floor
- Guest cloakroom with low level WC and wash hand basin along with ceramic tiled flooring
- Living room is a good size with large under stairs storage
- Kitchen/Dining room with a range of base and eye level units, single drainer sink unit with mono bloc tap inset to roll top worksurfaces, space for oven, fridge/freezer, washing machine and other appliances if required (appliances are negotiable), ceramic tiled splash backs and flooring
- Upstairs there are two generous double bedrooms, the master with built in storage cupboard
- Bathroom suite comprising low level WC, wash hand basin, panel enclosed bathtub with shower and ceramic tiled splash backs

The frontage is laid to lawn with attractive low level fencing. The rear garden is a great size with patio seating area perfect for Al fresco dining and the sizeable lawn is neatly laid with some select plantings.

Kitchen/Dining Room - 3.66m x 3.48m (12'0" x 11'5")

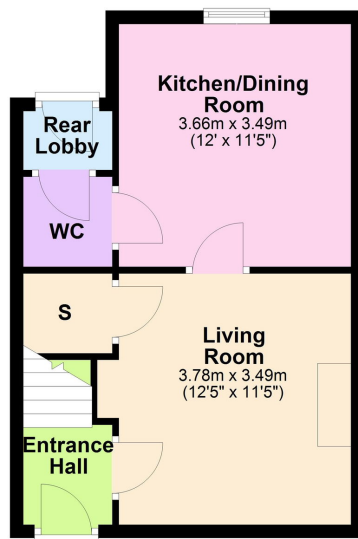
Living Room - 3.78m x 3.48m (12'5" x 11'5")

Bedroom 1 - 3.38m x 4.93m (11'1" x 16'2")

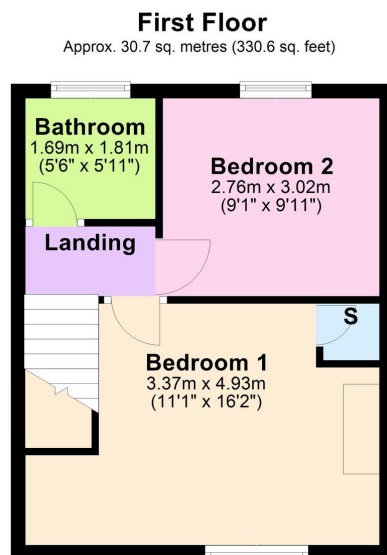
Bedroom 2 - 2.77m x 3.02m (9'1" x 9'11")

Bathroom - 1.68m x 1.8m (5'6" x 5'11")





Total area: approx. 66.0 sq. metres (710.5 sq. feet)



- NO CHAIN
- Terraced Property
- Guest Cloakroom
- Close to Hospital/Train Station
- COUNCIL TAX: A
- Two double bedrooms
- Ultra-Convenient Location
- Large Garden
- EPC RATING: D



15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

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.

