



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Union Street, Kettering, NN16

"All the Right Ingredients"

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"All the Right Ingredients"

This impressive two double bedroom end of terraced property won't fail to impress with excellent proportions throughout and in this ultra-convenient location just a short distance from the town centre, local amenities, hospital and mainline railway station with access to London in under an hour. Offered to the market with NO CHAIN. The interior is a great size and well-maintained throughout comprising entrance hallway, guest cloakroom, living room which free flows to a lovely kitchen/dining room. Upstairs you will find the bathroom which is well-appointed and two generous double bedrooms. The gardens are substantial and offer a high degree of privacy. Call us to book a private viewing 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 and free flows to;
- 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, American 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, pedestal 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 and garden shed

Kitchen/Dining Room - 3.66m x 3.56m (12'0" x 11'8")

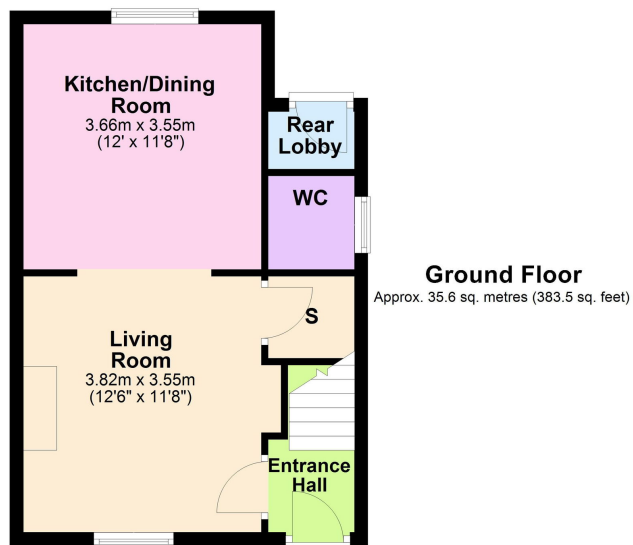
Living Room - 3.81m x 3.56m (12'6" x 11'8")

Bedroom 1 - 3.43m x 4.93m (11'3" x 16'2")

Bedroom 2 - 2.69m x 3.02m (8'10" x 9'11")

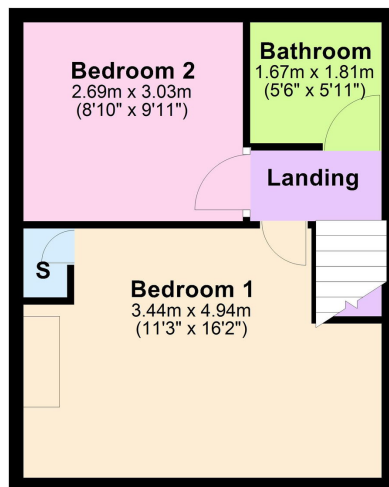
Bathroom - 1.68m x 1.8m (5'6" x 5'11")





Total area: approx. 66.3 sq. metres (713.3 sq. feet)

First Floor
Approx. 30.6 sq. metres (329.8 sq. feet)



- NO CHAIN
- Two double bedrooms
- Large Garden
- Guest Cloakroom
- EPC RATING: D
- End of Terrace
- Excellent Size
- Ultra-Convenient Location
- Close to Hospital/Train Station
- COUNCIL TAX: A



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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