



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Kathleen Drive, Kettering, NN16

"Upstairs, Downstairs"

3 2 2



"Upstairs, Downstairs"

This very impressive, extended semi-detached homes offers a well presented, versatile interior with a generous double bedroom with en suite shower room to the ground floor. This versatile room would also be great for working from home, an older relative or self-contained living area. The well-presented interior benefits from gas central heating and UPVC double glazing to include an entrance hall, living/ dining room, conservatory and a fitted kitchen. Upstairs there is a principal bathroom and two good sized bedrooms. Outside there is a private driveway for two cars, well-kept fore garden and an enclosed rear garden. The convenient location means shops, schools, bus routes and a wealth of amenities are within easy reach. Easy living across two floors.

Living Room - 6.55m x 3.4m (21'6" x 11'2")

Conservatory - 2.87m x 2.18m (9'5" x 7'2")

Kitchen - 3.1m x 2.08m (10'2" x 6'10")

Dining Room/Bedroom 3 - 4.39m x 3.18m (14'5" x 10'5")

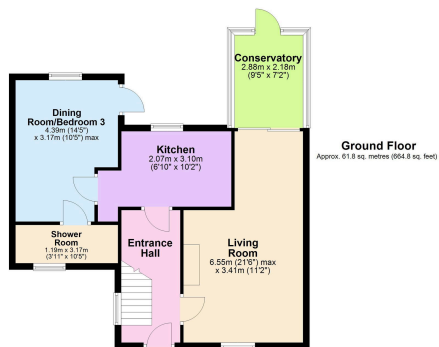
Shower Room - 3.18m x 1.19m (10'5" x 3'11")

Bedroom 1 - 4.39m x 3.35m (14'5" x 11'0")

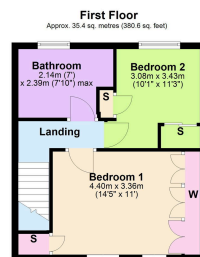
Bedroom 2 - 3.07m x 3.43m (10'1" x 11'3")

Bathroom - 2.39m x 2.13m (7'10" x 7'0")





Total area: approx. 97.1 sq. metres (1045.4 sq. feet)



- NO CHAIN
- Gas central heating
- UPVC double glazed windows
- Semi Detached
- Two/Three double Bedrooms
- Downstairs living option available with Shower Ensuite
- South facing garden
- Block paved driveway for two cars
- EPC RATING: D
- 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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