



Connells

Pennine Way  
Kettering



## Property Description

This charming three-bedroom semi-detached home offers well-balanced accommodation ideal for families, first-time buyers and downsizers alike. The property further benefits from a driveway and a low-maintenance, private rear garden.

The ground floor is thoughtfully arranged, starting with a welcoming entrance hall that leads into a generously sized lounge, providing a comfortable and inviting space for everyday living. To the rear, the kitchen and dining room are positioned side-by-side, offering a practical layout that works well for both family life and entertaining. The dining room opens into a bright conservatory which enjoys views over the garden and provides a versatile additional living area.

The first floor comprises three well-proportioned bedrooms. The main bedroom offers a comfortable double room, while the second bedroom also accommodates double furniture. The third bedroom presents an ideal space for a child's room, home office or hobby room. A family bathroom completes the upstairs accommodation.

Externally, the property features a driveway providing off-road parking. The rear garden is fully enclosed, private and designed for ease of maintenance, making it ideal for relaxing, entertaining or outdoor dining.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or

bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that

can change.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs leading to the first floor.

### Lounge

Window to the first floor, chimney breast with feature fire place, coving, carpet flooring, radiator.

### Dining Room

Patio door and window to the rear, coving, carpet flooring, radiator.

### Kitchen

Window to the rear, external door to the side, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and hob with extractor fan, space for appliances, tiled walls, vinyl flooring.

### Conservatory

Sliding doors to the rear, windows to the rear and sides, tiled flooring.

## First Floor

### Landing

Loft hatch, coving, carpet flooring.

### Bedroom One

Window to the front, coving, carpet flooring, radiator.

### Bedroom Two

Window to the rear, coving, carpet flooring, radiator.

### Bedroom Three

Window to the front, coving, radiator, carpet flooring.

### Bathroom

Window to the rear, walk in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, radiator.

### Externally

#### To The Front

Block paved driveway.

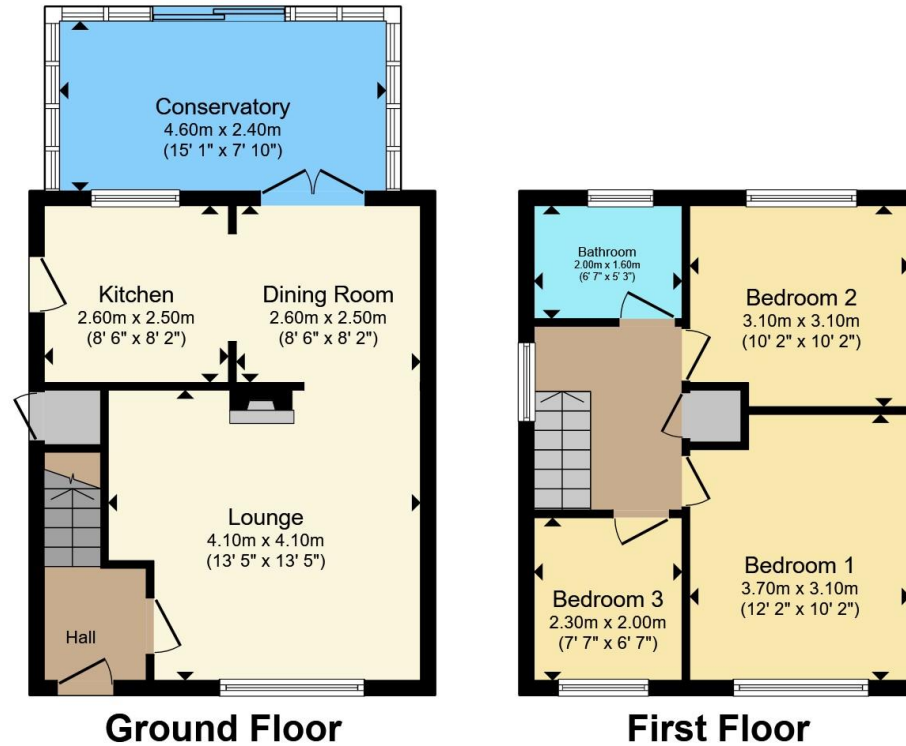
#### Rear Garden

Fully enclosed with gated side access, block paved with established shrubbery.









Total floor area 83.0 m<sup>2</sup> (894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/KTT308753](http://connells.co.uk/Property/KTT308753)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KTT308753 - 0004