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Bishops Drive, Kettering

£210,000 Freehold

**BELVOIR!**

EPC Rating C. Council Tax B.



Offered to the market with no onward chain, this extended three-bedroom semi-detached residence presents an excellent opportunity for families & first-time buyers alike. Situated within a spacious cul-de-sac setting & conveniently located within walking distance of Bishop Stopford school, the property combines generous living accommodation with a desirable location.

The accommodation briefly comprises a welcoming living room to the front elevation, featuring a large window which allows for an abundance of natural light. To the rear, there is an impressive dining living kitchen, providing an ideal space for both everyday family life & entertaining, complemented by a separate utility room.

To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the property enjoys an enclosed rear garden offering a good degree of privacy, while the cul-de-sac position provides a pleasant residential setting. A garage with electric roller door & off-road parking completes this home.

Early viewing is highly recommended to appreciate the accommodation & location on offer.



### Living Room

4.5m x 3.65m (14'10" x 12'0")

Double glazed window to front, double glazed door to front, laminate to flooring, radiator, ceiling light, stairs rising to first floor.

### Kitchen

3.44m x 2.14m (11'4" x 7'0")

Kitchen comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, four ring hob, electric oven, cooker hood over, space for fridge/freezer, space for under counter appliance, breakfast bar, ceiling light, tiled flooring, tiled splash backs, tiled flooring.

### Dining Space

5.93m x 2m (19'6" x 6'7")

Double glazed window to rear, mixture of laminate & tiled flooring, radiator, ceiling light.



### Utility

2.39m x 1.68m (7'10" x 5'6")

Double glazed window to rear & side, double glazed door to side, composite work surfaces, wall mounted cupboard, vinyl to flooring, plumbing for washing machine, space for additional under counter appliance, ceiling light, radiator.

### First Floor Landing

Carpet to flooring, ceiling light, loft access.

### Bedroom One

3.49m x 2.73m (11'6" x 9'0")

Double glazed window to front, carpet to flooring, ceiling light, radiator.

### Bedroom Two

3.82m x 2.14m (12'6" x 7'0")

Double glazed window to rear, carpet to flooring, ceiling light, radiator.

### Bedroom Three

1.97m x 1.82m (6'6" x 6'0")

Double glazed window to rear, carpet to flooring, ceiling light, radiator.

### Bathroom

2.26m x 2.06m (7'5" x 6'10")

Double glazed window to rear, paneled bath, mains shower over, low level WC, pedestal wash hand basin, heated towel rail, vinyl to flooring, part tiled walls, ceiling light.

### Garage

Electric roller door, power & lighting.

### External

Front - Off road parking, laid lawn.

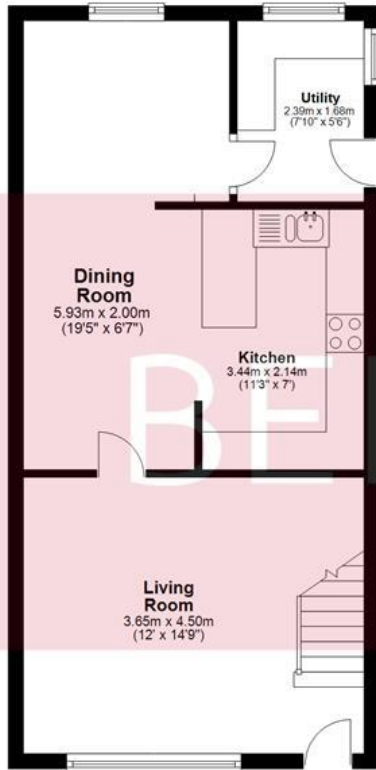
Rear - Split level, low maintenance slabbed garden.

### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



## Ground Floor



## First Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

# BELVOIR!

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