



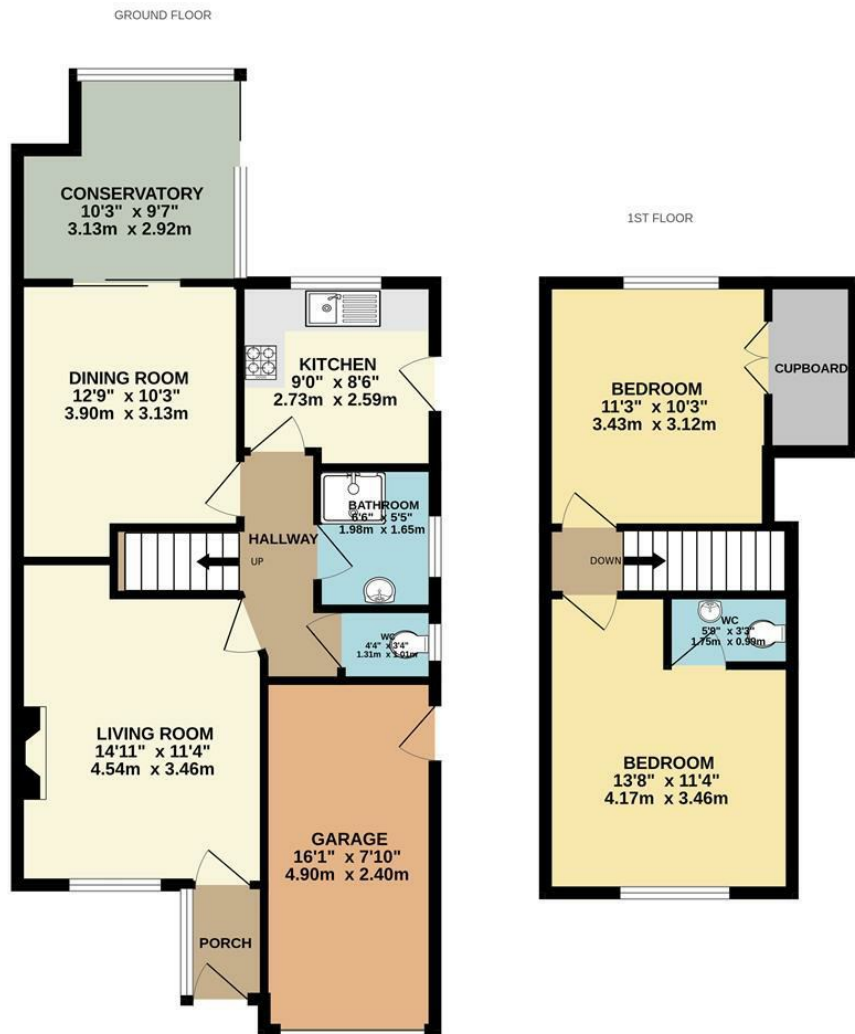
2 Montcalm Close, Kettering NN15 5DL

£220,000

A super two/three bedroom semi detached home offering versatile accommodation offered for sale with no upward chain. Benefits include gas central heating, double glazing, garage, driveway and enclosed rear garden. Comprising of a hall, lounge, dining room, conservatory, kitchen, Shower room, wc, landing, two bedrooms and wc to bedroom one. Located in a sought after cul-de-sac on the Isle Lodge being accessible to many facilities to include schools, shops, dentist and open countryside. Viewing recommended.

Tenure: Freehold
Energy Rating: D
Council Tax Band: B

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Two/Three Bedrooms
- Gas Central Heating
- Double Glazed
- Conservatory Extension
- Garage
- No Upward Chain
- Sought After Location

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	78
	EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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