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Gordon Street, Kettering

£175,000 Leasehold

BELVOIR!

EPC Rating D. Council Tax A.



A spacious three bedroom mid terrace home ideally situated within easy reach of Kettering town centre, offering convenient access to local amenities, shops, and transport links.

The property features a spacious open plan lounge and dining area, creating a bright and sociable living space perfect for both relaxing and entertaining. To the rear of the property is a light and airy kitchen which is thoughtfully positioned with direct access to the garden.

Upstairs comprises three bedrooms and a family bathroom. In addition, there is a useful storage area off the master bedroom that offers excellent potential to be transformed into a walk-in wardrobe or dressing space.

Outside, the home benefits from an enclosed rear garden, ideal for outdoor seating and low-maintenance enjoyment. A shared passageway with a neighbouring property provides practical access from the garden to the front of the house.



Entrance Hall

Wooden door to the front, stairs rising to the first floor, radiator, door into living area.

Lounge/Diner

7.2m x 3.4m (23'7" x 11'2")

An open plan lounge and dining area with the lounge currently positioned towards the front of the property. Double glazed window to the front and rear, radiator. Door to the kitchen.

Kitchen

4.2m x 2.34m (13'10" x 7'8")

Double glazed window to the side and rear, door to the side. A range of kitchen base units with worksurfaces over. Stainless steel sink and drainer, built in oven and hob. Space and plumbing for appliances. Under stair storage cupboard.



First Floor Landing

Doors to all rooms, wooden handrail with vertical spindles.

Bedroom One

3.4m x 4.37m (11'2" x 14'4")

Double glazed window to the front, radiator, fireplace.

Storage Room/Loft Access

3.4m x 0.83m (11'2" x 2'8")

A long narrow storage space, perfect for converting to built in wardrobes for the master bedroom. Double glazed window to the front, loft hatch access.

Bedroom Two

3.66m x 3.6m (12'0" x 11'10")

Double glazed window to the rear aspect, radiator.

Bedroom Three/Study

2.2m x 1.82m (7'2" x 6'0")

A small bedroom/study space. Double glazed window to the side, radiator.

Inner Landing

Door to the bathroom and bedroom three/study.

Family Bathroom

1.95m x 2.8m (6'5" x 9'2")

Double glazed obscure glass window to the rear, panel bath with shower attachments over, full wall tiling around the bath. Pedestal sink, low level toilet, part wall tiling on the rear wall, radiator.

Outside

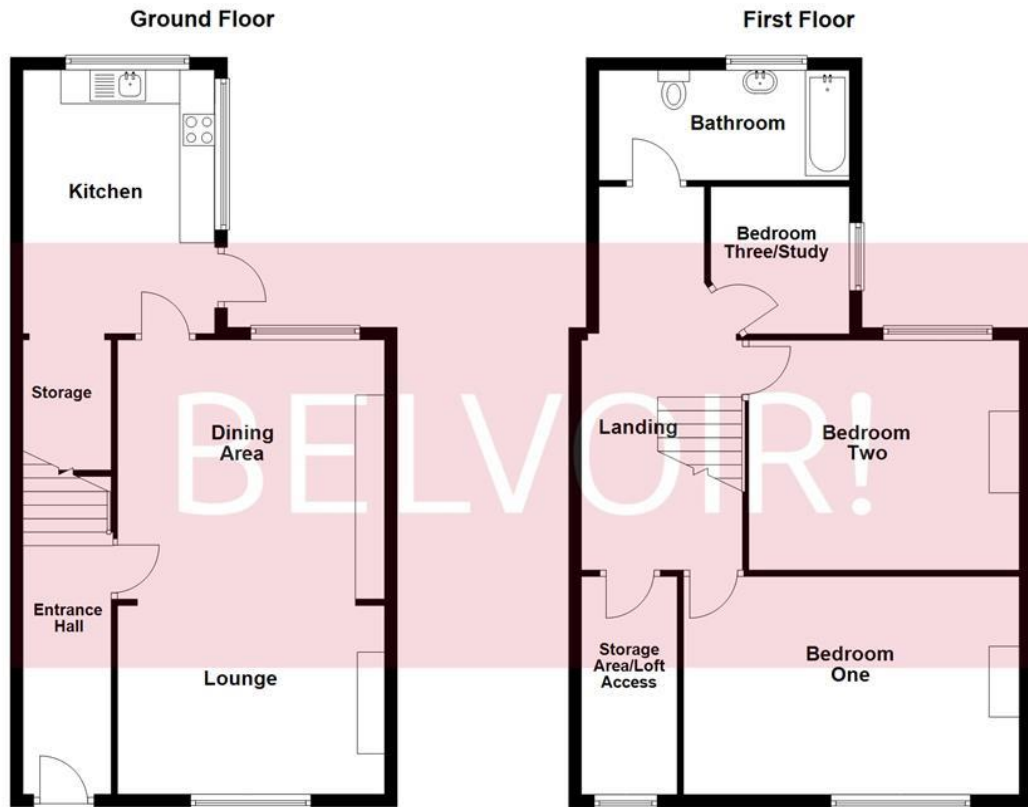
A paved area to the side and rear of the property with steps rising to a raised gravel area of garden. Wall and fence enclosed with gated access to a shared passageway to the front of the property. A tiled roof outbuilding to the rear end of the garden.

Agents Notes

Shared passageway to the side of the house.

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.

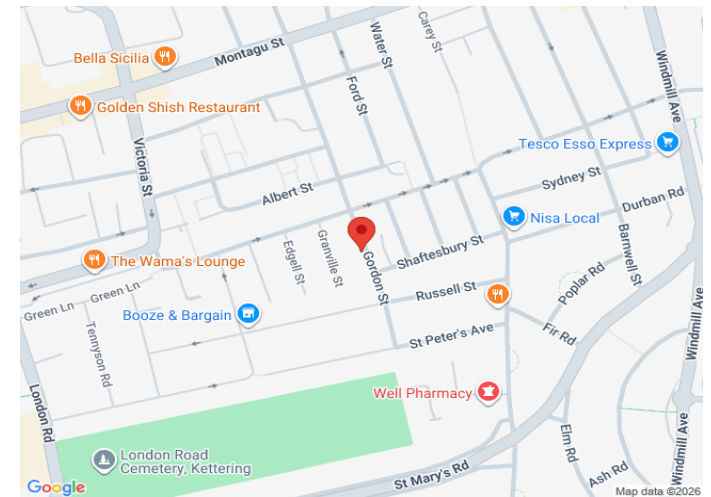




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us 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.

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

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