



Connells

Union Street
Kettering



Property Description

Situated in a popular residential location within Kettering, this beautifully presented three bedroom terraced home is conveniently positioned close to the town centre, local amenities, schools and transport links, making it an ideal purchase for first-time buyers, families and investors alike.

Upon entering, you're welcomed into a bright and well-maintained home. The ground floor flows effortlessly from the inviting lounge through to the spacious dining area, creating an open-plan feel that's perfect for both everyday living and entertaining. Flooded with natural light, this sociable living space provides ample room for relaxing with family and hosting guests alike.

To the rear, the fitted kitchen offers an excellent range of wall and base units, generous worktop space and room for appliances. A convenient ground floor WC completes the downstairs accommodation.

The first floor continues to impress, with a generous principal bedroom spanning the full width of the property. A further double bedroom provides excellent space, whilst the third bedroom offers flexibility as a nursery, dressing room or home office. The family bathroom serves all three bedrooms and is accessed from the landing.

Externally, the property benefits from a rear garden, providing a great space to enjoy the warmer months.

Agent Note

Please note that an AML fee is chargeable to

the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Ground Floor

Entrance

Entrance door to the front, stairs to first floor

Lounge / Diner

windows to front and rear, feature fire place, wood flooring access to cloakroom

Cloakroom

wash hand basin, low level WC

Kitchen

Window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, range oven and hob with cooker hood, space for appliances, tiled flooring, access to rear garden

First Floor

Bedroom One

window to front, coving, radiator, carpet flooring

Bedroom Two

window to rear, coving, radiator, carpet flooring

Bedroom Three

window to side, radiator

Bathroom

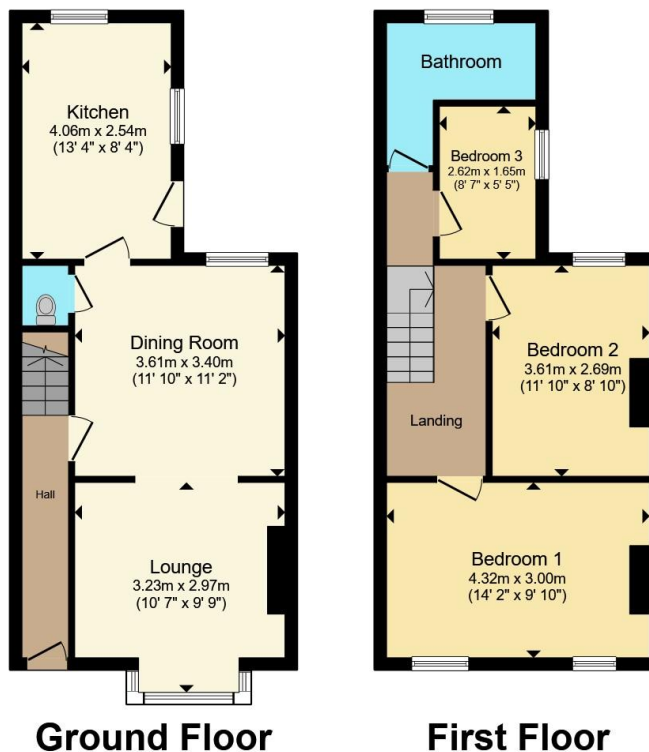
Externally

Rear Garden









Total floor area 82.4 m² (887 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

Connells

To view this property please contact Connells on

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5 Montagu Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308162



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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