



**HENDERSON
CONNELLAN**

ESTATE AGENTS

Abbots Close, Kettering, NN15

'Urban Living'

Tenure: Freehold

'Urban Living'

Discover this beautifully presented three-bedroom semi-detached home, perfectly situated in Abbots Close, Kettering, offering modern living in a highly desirable location with easy access to local amenities, well-regarded schools and excellent transport links, including Kettering's mainline railway station. The accommodation comprises a welcoming entrance hallway with guest cloakroom, a bright living room featuring a bay window and fireplace, and a superb newly installed kitchen with a range of base and eye-level units, integrated oven, four-ring hob and extractor, flowing through to a dining area with doors opening onto the garden. Upstairs offers three bedrooms, two generous doubles with brand new built-in wardrobes and a third with built-in storage, along with a modern family bathroom. Externally, the property benefits from off-road parking for two vehicles, a gravelled front garden and a low-maintenance rear garden with patio, artificial lawn and secure gated side access.

- Semi-Detached home
- Brand new kitchen
- Guest cloakroom
- Three bedrooms
- Brand new fitted wardrobes
- Off road parking for two cars
- Low maintenance rear garden
- Close to local amenities and the train station
- EPC RATING: C
- COUNCIL TAX: C

Living Room - 4.78m x 4.44m (15'8" x 14'7")

Kitchen/Dining Room - 4.44m x 2.54m (14'7" x 8'4")

Guest WC - 1.96m x 0.84m (6'5" x 2'9")

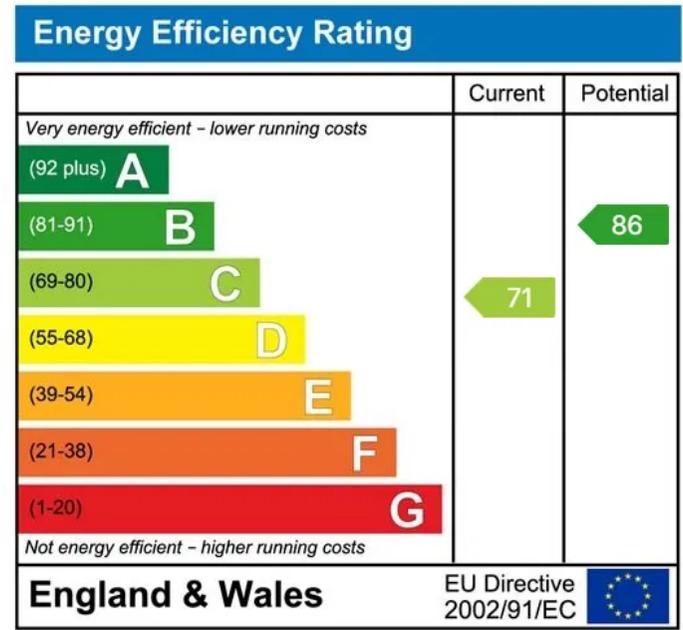
Bedroom One - 3.61m x 2.57m (11'10" x 8'5")

Bedroom Two - 3.33m x 2.57m (10'11" x 8'5")

Bedroom Three - 2.67m x 1.75m (8'9" x 5'9")

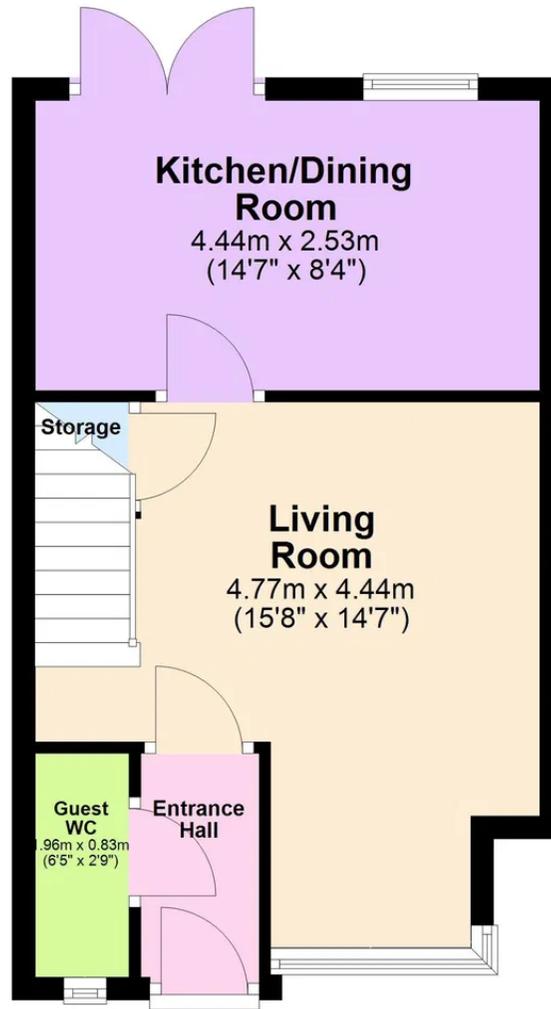
Bathroom - 1.88m x 1.68m (6'2" x 5'6")





Ground Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 65.6 sq. metres (705.7 sq. feet)