

HENDERSON CONNELLAN

ESTATE AGENTS

Balfour Street, Kettering NN16

"A Walk In The Park"

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Enjoying a convenient position within walking distance of the Pleasure Park, local schools and the town centre is this impressive extended Victorian bay-fronted home.

The accommodation comprises an entrance hall, spacious living room opening into the dining room, a generous kitchen with breakfast area, and a ground floor shower room. Upstairs are three double bedrooms and a family bathroom. Outside, the property benefits from an enclosed frontage and a private rear garden with a patio seating area, lawn, mature planting, a brick-built shed and secure gated access.

Living/Dining Room - 7.21m x 3.56m (23'8" x 11'8")

Kitchen/Breakfast Room - 6.53m x 2.57m (21'5" x 8'5")

Shower Room - 2.57m x 1.32m (8'5" x 4'4")

Bedroom One - 4.93m x 3.45m (16'2" x 11'4")

Bedroom Two - 3.58m x 3.17m (11'9" x 10'5")

Bedroom Three - 3.51m x 2.57m (11'6" x 8'5")

Bathroom - 1.91m x 1.65m (6'3" x 5'5")

- Bay Fronted Victorian Home
- Spacious Living/Dining Room
- NO CHAIN
- Three Double Bedrooms
- Separate Shower Room and Bathroom
- Walking Distance to Parks
- Gas Central Heating
- UPVC Double Glazing
- Council Tax: B
- EPC RATING: D

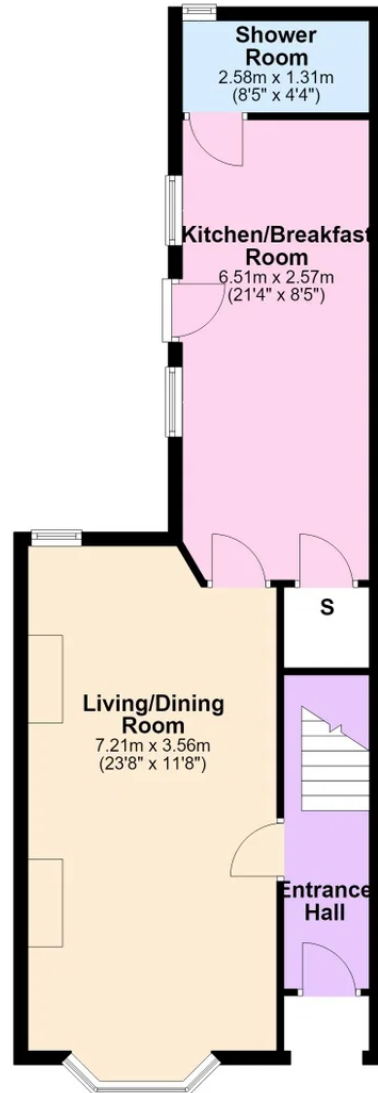
Tenure: Freehold





Ground Floor

Approx. 55.4 sq. metres (595.8 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 103.0 sq. metres (1108.5 sq. feet)