



Connells

Balfour Street
Kettering



Property Description

Beautifully presented throughout, this attractive three-bedroom home offers well-balanced accommodation arranged over three floors, complemented by a low-maintenance rear garden, making it ideal for families, professionals, or investors alike.

Upon entering the property, you are welcomed into a hallway with a convenient ground floor WC. To the front sits a generous sitting room, providing a comfortable and inviting space for relaxation. To the rear, the heart of the home is the spacious open-plan kitchen/dining room, thoughtfully laid out with ample worktop and cupboard space, and enjoying direct access to the low-level rear garden—perfect for outdoor dining and easy upkeep.

The first floor hosts two well-proportioned bedrooms, both offering plenty of natural light, along with a modern family bathroom finished to a good standard. The second floor is dedicated to a further double bedroom with the benefit of its own en-suite shower room, creating an ideal principal suite or guest accommodation.

Externally, the rear garden is designed for ease of maintenance, providing a private outdoor space that can be enjoyed year-round. The property is conveniently situated in a popular residential area within Kettering. Local amenities are close at hand, including supermarkets, independent shops, cafés, and leisure facilities. Kettering town centre and railway station are within easy reach, offering direct rail links to London St Pancras.

Ground Floor

Sitting Room

Entrance door to the front, bay window to the front, laminate flooring, radiators.

Hallway

Stairs to the first floor.

Cloakroom

Wash hand basin, low level WC.

Kitchen

Patio door and window to the rear, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, space for washing machine and tumble dryer, tiled flooring and splash backs, radiator, spot lights.

First Floor

Landing

Stairs leading to second floor, carpet flooring.

Bedroom One

Windows to the front, radiator, carpet flooring,

Bedroom Two

Window to the rear, radiator, carpet flooring.

Bathroom

Bath with mixer tap and shower attachment, wash hand basin, low level WC, tiled splash areas, radiator.

Second Floor

Landing

Built in storage cupboard, carpet flooring.

Bedroom Three

French patio doors opening to a Juliette balcony, radiator.

Shower Room

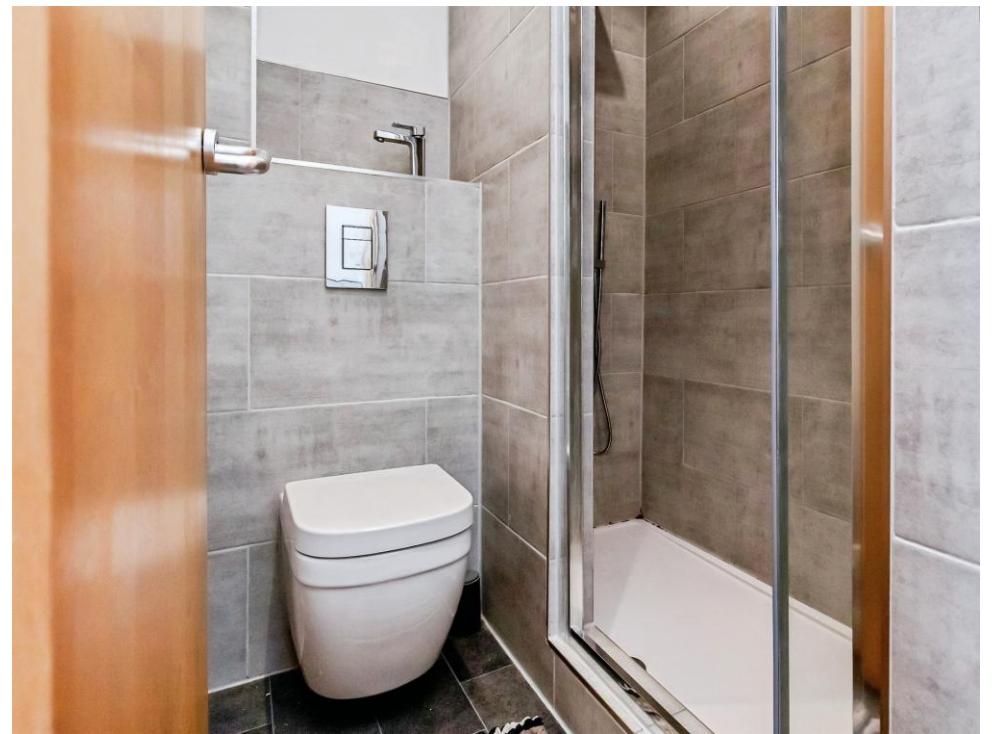
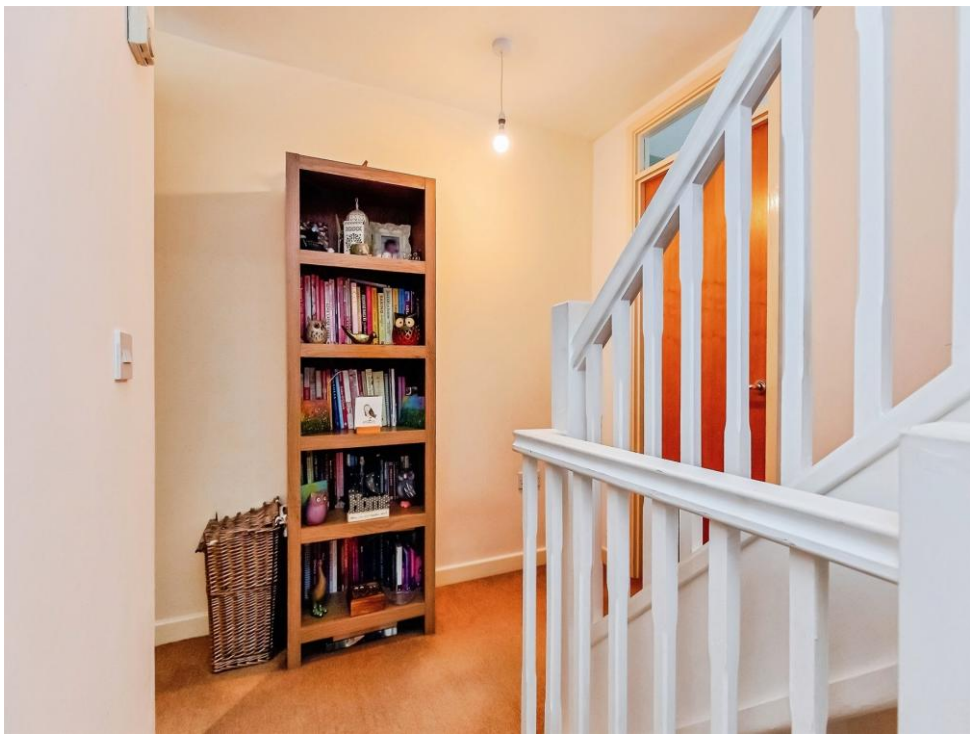
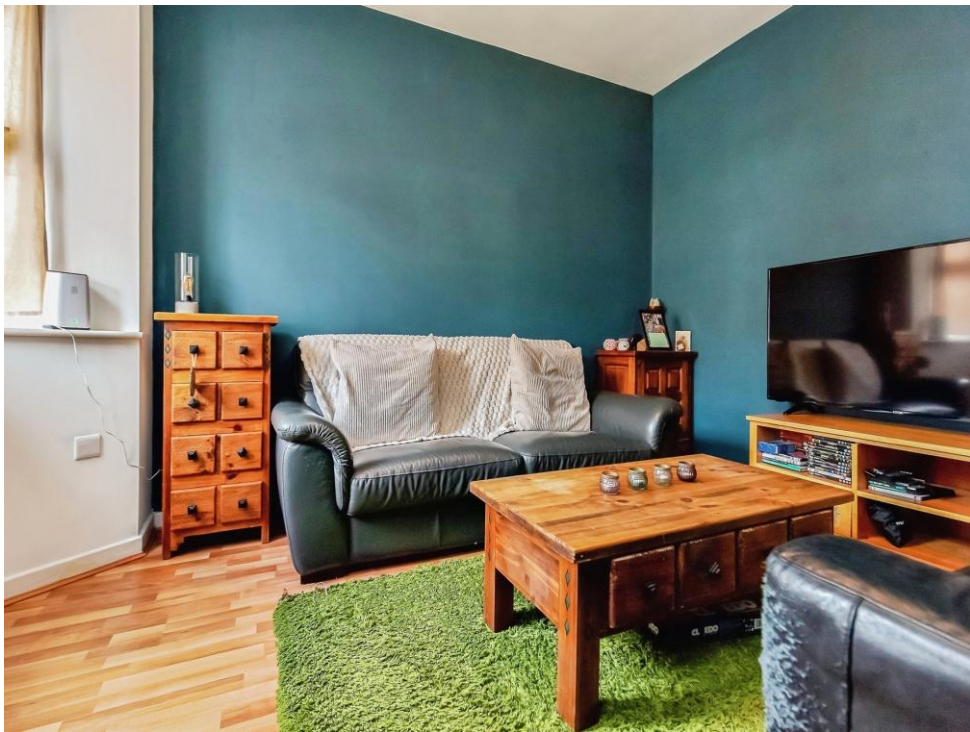
Walk in shower cubicle, integrated wash hand basin, low level WC, tiled splash areas.

Externally

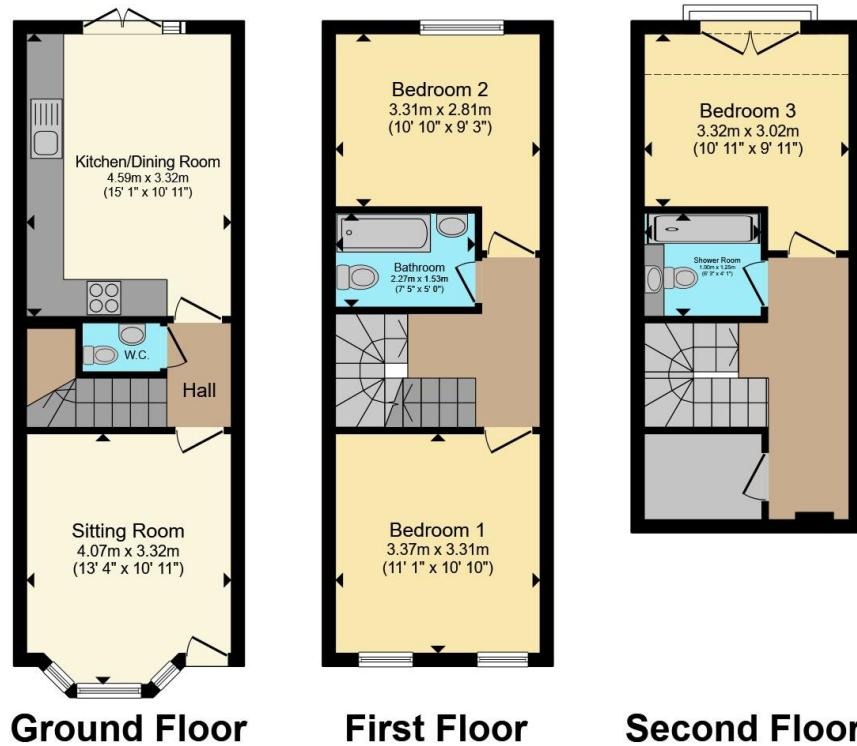
Rear Garden

Fully enclosed by timber fencing, gated access to the rear, pedestrian pathway leading to access, raised bed, patio area.









Total floor area 93.7 m² (1,009 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

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5 Montagu Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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