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Brambleside, Kettering

BELVOIR!

£290,000 Freehold

EPC Rating C. Council Tax D.





An excellent opportunity to purchase this attractive three-bedroom detached family home, ideally positioned within the ever-popular Brambleside area of Kettering, conveniently located close to the local primary school. Offered to the market with NO ONWARD CHAIN, this well-proportioned property offers spacious accommodation, excellent storage & a fantastic enclosed rear garden, making it an ideal choice for families, first-time buyers & those looking to upsize.

Upon entering, you are welcomed into a spacious entrance hall leading to the lounge, beautifully enhanced by a box bay window allowing plenty of natural light to flood the room, creating a bright & inviting space.

To the rear, the breakfast kitchen offers a practical & sociable space, with French doors opening directly onto the rear garden, providing a wonderful connection between indoor & outdoor living. The ground floor accommodation is further complemented by a separate utility room, a convenient cloakroom/WC & internal access to the integrated garage, which benefits from both power & lighting.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, alongside a fully tiled family bathroom. A particularly useful feature of this home is the abundance of additional storage cupboards throughout, helping to keep the living accommodation both practical & clutter-free.

Externally, the property continues to impress, with off-road parking to the front for up to three vehicles. To the rear, an enclosed garden provides an excellent outdoor space for families & entertaining, being predominantly laid to lawn with a paved patio area, ideal for enjoying the warmer months.

With its sought-after Brambleside location, generous living accommodation, excellent parking provision, integrated garage & the added advantage of NO ONWARD CHAIN, this property represents a fantastic opportunity & one that deserves an early viewing to be fully appreciated.

Entrance Hall
Double glazed door to front, double glazed full length windows to front, bamboo wood flooring, radiator, stairs rising to first floor, ceiling light.

Living Room
5.61m x 3.5m (18'5" x 11'6")
Double glazed box bay window to front, bamboo wood flooring, ceiling light, radiator.

Dining Room
3.06m x 2.97m (10'0" x 9'8")
Double glazed French doors opening onto garden, bamboo wood flooring, ceiling light, radiator.

Kitchen
2.94m x 2.4m (9'7" x 7'11")
Double glazed window to rear. Kitchen comprising of wall & base units, granite effect work surfaces over, electric oven, four ring gas hob, cooker hood over, stainless steel sink with drainer, tiled splash backs, space for under counter appliance, vinyl to flooring, ceiling light, understairs cupboard.





Utility
3.59m x 2.55m (11'10" x 8'5")
Double glazed window to rear, double glazed door opening on to garden, granite effect work surfaces, plumbing for washing machine, space for tumble dryer, radiator, ceiling light, vinyl to flooring.

WC
1.5m x 1.19m (4'11" x 3'11")
Double glazed window to side, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, ceiling light, radiator.

First Floor Landing
Double glazed window to side, airing cupboard, storage cupboard, loft access, carpet to flooring, ceiling light, stairs descending to ground floor.

Bedroom One
4.55m x 3.47m (14'11" x 11'5")
Double glazed box bay window to front, built in wardrobe, carpet to flooring, ceiling light, radiator.

Bedroom Two
3.52m x 3.5m (11'6" x 11'6")
Double glazed window to rear, built in wardrobe, carpet to flooring, ceiling light, radiator.

Bedroom Three
2.72m x 2m (8'11" x 6'7")
Double glazed window to front, carpet to flooring, ceiling light, radiator.

Bathroom
1.76m x 2.57m (5'10" x 8'5")
Double glazed window to rear, modern P shaped bath, mains shower over with waterfall shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, vinyl to flooring, ceiling light, shave point.

Garage
5.07m x 2.34m (16'7" x 7'8")
Up & over garage door, power & lighting, internal access to utility.

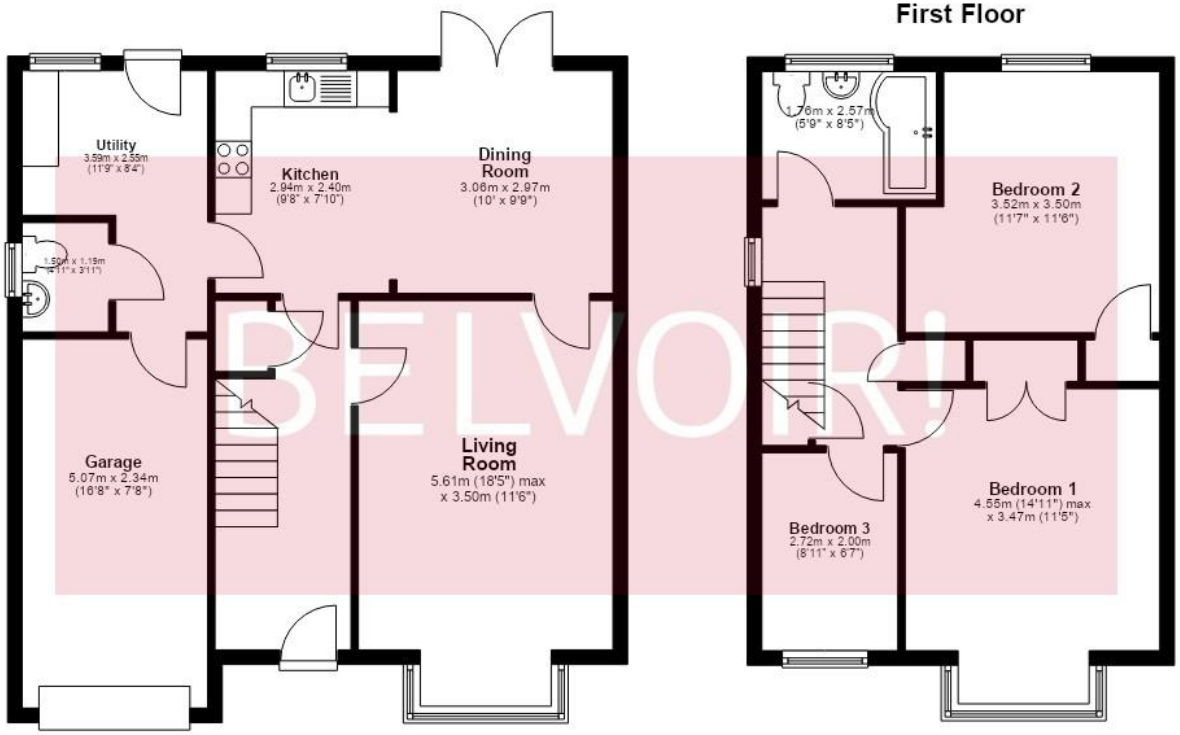
External
Front - Block paved frontage, providing off road parking for three vehicles.

Rear - Enclosed garden, mainly laid to lawn, patio.

Agents Notes
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.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.

Ground Floor



First Floor

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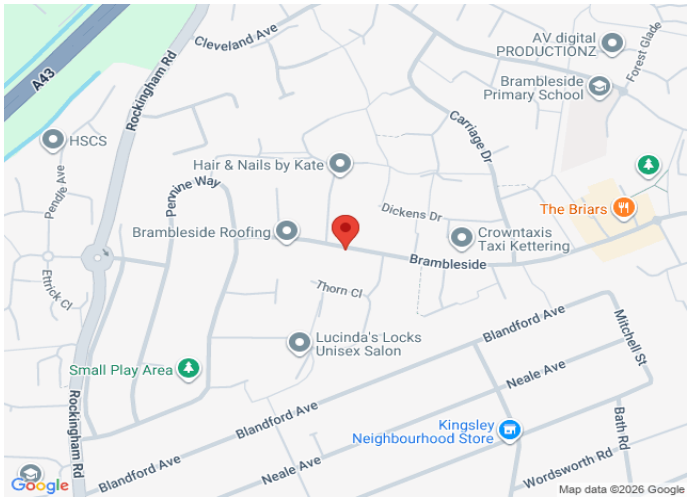

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, sysytem and appliances listed in this specification have not been tested by us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

Contact us today to arrange a viewing...

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