



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Boddington Road, Kettering, NN15

"Just Add Furniture"

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### "Just Add Furniture"

You can move straight into this stylish, newly refurbished, bay fronted semi-detached house, situated in this ultra-convenient location just a stone's throw from local schools, the town centre and mainline railway station, all of which are just a short walk away. The brand new, light filled interior includes an entrance hallway, bay fronted living room, formal dining room flowing to a designer kitchen/breakfast room. Upstairs all three bedrooms are double in size and the bathroom is fitted with a cool white suite. Gas central heating and mostly double glazing complete the inside. Outside there is a walled foregarden and the rear garden is a great size with an impressive, decked area perfect for outdoor living. A great home and location ready to move straight in !!

**Kitchen/Breakfast Room** - 5.31m x 2.44m (17'5" x 8'0")

**Dining Room** - 3.63m x 3.56m (11'11" x 11'8")

**Living Room** - 3.02m x 3.68m (9'11" x 12'1")

**Bedroom 1** - 3.2m x 3.53m (10'6" x 11'7")

**Bedroom 2** - 3.45m x 3.12m (11'4" x 10'3")

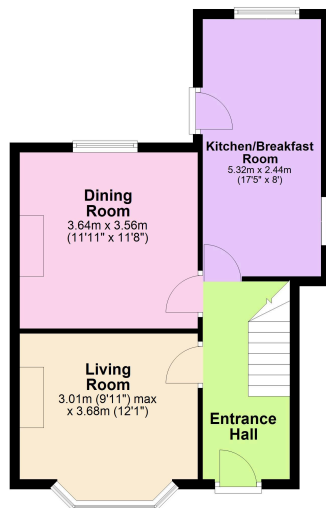
**Bedroom 3** - 2.59m x 2.79m (8'6" x 9'2")

**Bathroom** - 1.52m x 1.8m (5'0" x 5'11")



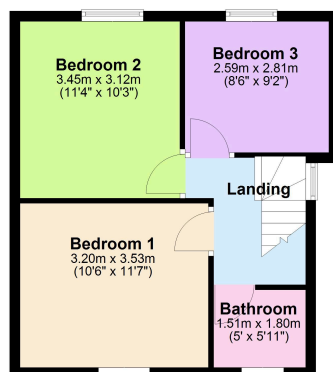


**Ground Floor**  
Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 84.3 sq. metres (907.7 sq. feet)

**First Floor**  
Approx. 38.4 sq. metres (413.4 sq. feet)



- Beautifully Renovated
- Three Double Bedrooms
- Ultra-Convenient Location
- Versatile Reception Areas
- Lovely Garden with Raised Decking
- Designer Kitchen
- Close to Railway Station/Schools/Town Centre
- COUNCIL TAX: B
- EPC RATING: E



15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

