



14 West Way, Kettering NN15 7LE

£279,000

A rare opportunity to purchase this well proportioned 3-bedroom semi-detached home, ideally situated in one of the town's most desirable residential areas between Gipsy Lane and Northampton Road. With a large interior and equally large plot that offers an incredible opportunity to extend and possibly convert the loft subject of course to planning. Benefiting from gas central heating, double glazing and re fitted shower room.

Located just a short walk to the hospital, St Thomas More Catholic Primary School, and with convenient access to Northampton Road this home is perfect for families and commuters. The town centre and mainline railway station are within a 15-minute walk. The rear garden is approximately 80ft long and further benefits from a driveway and single garage.

This is an ideal opportunity to buy a super house in a very sought after area. Viewing essential.

Tenure: Freehold

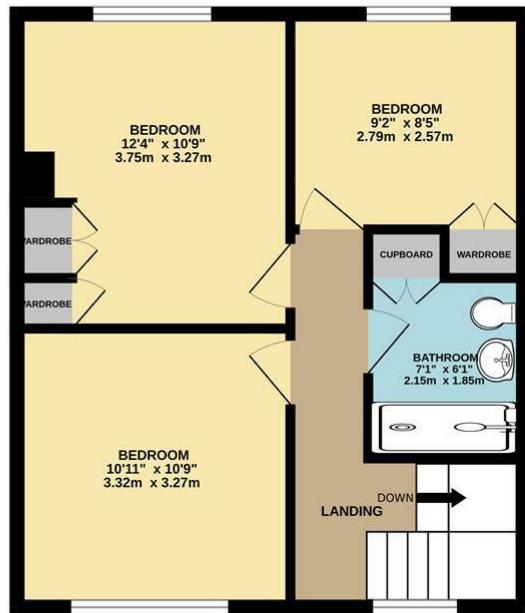
Energy Rating: D

Council Tax Band: C

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GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Superb Location
- Large Rear Garden
- Lots of potential
- Gas Central Heating
- Double Glazed
- Off Road Parking and Garage
- Re Fitted Shower Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	69
EU Directive 2002/91/EC			



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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