

HENDERSON CONNELLAN

ESTATE AGENTS



Balfour Street, Kettering, NN16

"A Walk in the Park"

"A Walk in the Park"

Lovely walks are on your doorstep with Rockingham Pleasure park with striking Victorian band stand literally moments away with tree lined boulevard, open parkland and play area, splendid whatever the season. This red brick, bay fronted Victorian town house has a fabulous interior with period mosaic tiled entrance hall leading to the living room with feature fireplace flowing to the dining room. The fitted kitchen is light filled and boasts select integrated AEG appliances, with a separate utility room offering practicality and a principal bathroom. Upstairs there is a shower room and three bedrooms, two of which are double sized. Gas central heating and UPVC double glazing completes the inside. Outside, the private rear garden features a full-length patio with planted borders and a garden room with power and lighting, great as a garden retreat or potentially home working, whilst the foregarden is enclosed by brick walling with a paved pathway to the front door. With the park just moments away and a garden room to call your own, this is a home that makes the most of life indoors and out.

Living/Dining Room - 8.05m x 3.05m (26'5" x 10'0")

Kitchen - 4.19m x 2.39m (13'9" x 7'10")

Utility Room - 2.39m x 1.55m (7'10" x 5'1")

Bathroom - 2.31m x 1.98m (7'7" x 6'6")

Bedroom One - 4.47m x 3.48m (14'8" x 11'5")

Bedroom Two - 3.61m x 3.17m (11'10" x 10'5")

Shower Room - 1.85m x 1.42m (6'1" x 4'8")

Bedroom Three - 2.51m x 2.36m (8'3" x 7'9")

- Bay Fronted Victorian Home
- Three Bedrooms
- Spacious Living/Dining Room
- Separate Shower Room and Bathroom
- Walking Distance to Parks
- Gas Central Heating
- UPVC Double Glazing
- Private Garden
- EPC RATING: D
- COUNCIL TAX: B

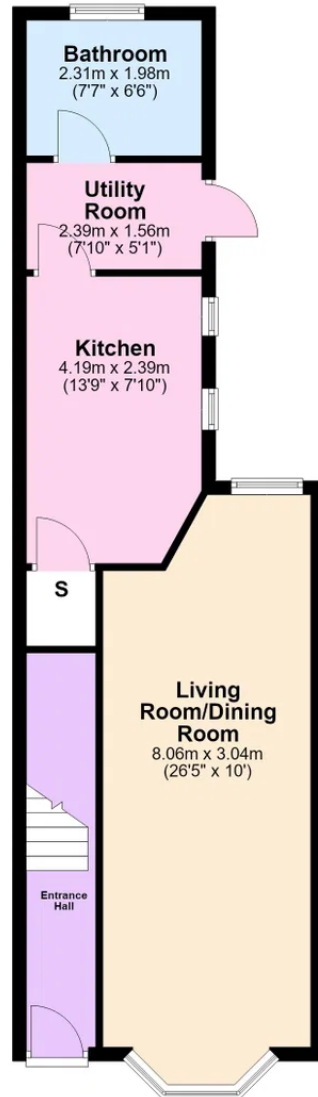
Tenure: Freehold





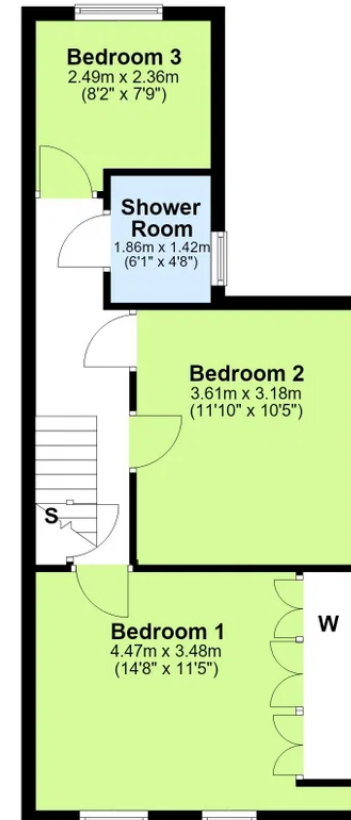
Ground Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 sq. feet)

Henderson Connellan Kettering office 01536 417888 ketteringsales@hendersonconnellan.co.uk



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.

