



**Connells**

Rockingham Road  
Kettering



## Property Description

Situated close to Kettering Town Centre is this three bedroom, Victorian mid terraced property. Offering generous living space with a lounge and separate dining room, modern kitchen, and family bathroom, two double bedrooms and an ample single third bedroom, and a fully enclosed rear garden. The property is surrounded by many local amenities including, easy access to Kettering Town Centre, restaurants, and play parks.

On entering the property you are greeted by the entrance hall which allows access to the lounge and dining room, along with housing the stairs to the first floor. The lounge is to the front of the property and is flooded with natural light due to the bay window to the front. The dining room is to the rear and is of a generous size, perfect for enjoying family meals together. Following from the dining room is a sleek and modern kitchen. To the rear of the property is a convenient downstairs WC.

The first floor offers two of the three bedrooms and a family bathroom. The master bedroom is situated to the front of the property and benefits from a storage cupboard. The bedroom to the rear is an ample single bedroom which is perfect to be used as a bedroom.

The third bedroom is situated on the second floor and offers great space.

The enclosed rear garden is perfect for young children and pets, and with its generous size

it is perfect for entertaining on those long summer nights.

### Ground Floor

#### Entrance Hall

External door to the front, stairs to the first floor.

#### Lounge

12' 10" x 11' 6" ( 3.91m x 3.51m )  
Bay window to the front.

#### Dining Room

15' 1" x 10' 10" ( 4.60m x 3.30m )  
Window to the rear, under stair storage cupboard.

#### Kitchen

8' 6" x 8' 2" ( 2.59m x 2.49m )  
Window to the side, a range of wall and base units with rolled edge work surfaces, stainless steel sink drainer with mixer tap, integrated oven and hob with cooker hood, space for appliances.

#### Rear Hallway

External door to the side.

## Cloakroom

Window to the rear, wash hand basin, low level WC.

## First Floor

### Bedroom One

15' 1" x 10' 10" ( 4.60m x 3.30m )

Windows to the front, over stairs storage cupboard.

### Bedroom Three

8' 10" x 8' 2" ( 2.69m x 2.49m )

Window to the rear.

### Bathroom

Window to the rear, bath with mixer tap and shower over, wash hand basin set in vanity unit, low level WC.

## Second Floor

### Bedroom Two

14' 1" x 9' 2" ( 4.29m x 2.79m )

Window to the front.

### Externally

### Rear Garden

Enclosed, patio area, laid to lawn.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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