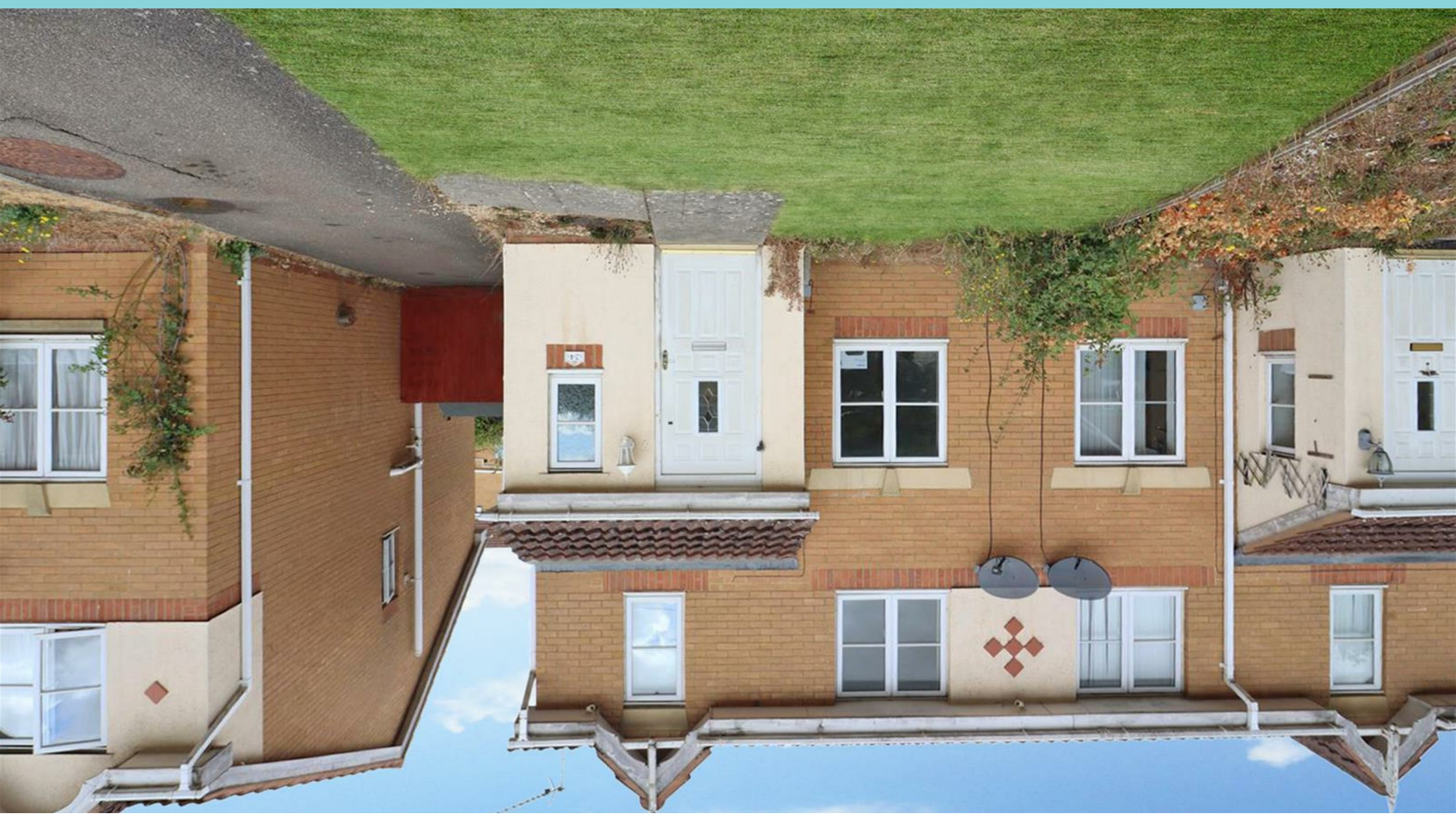
CHRIS GEORGE
THE ESTATE AGENT

24 Packer Road, Kettering, NN15 7RP
Guide price £210,000



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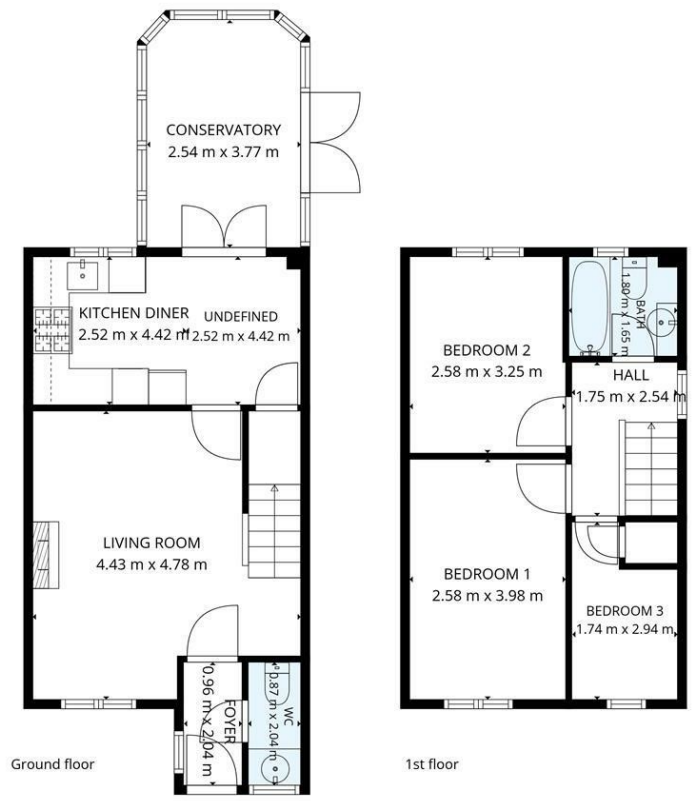

TOTAL: 78 m2
Ground floor: 45 m2, 1st floor: 33 m2
EXCLUDED AREAS: WALLS: 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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A competitively priced three-bedroom semi-detached property situated on the popular Leisure Village development, within close proximity to excellent schools, shops, leisure facilities and other local amenities.

The property would benefit from some cosmetic updating, offering an excellent opportunity for buyers to put their own stamp on the home. Benefits include sealed unit double glazing, gas radiator central heating, a ground floor WC, conservatory, off-road parking for two to three vehicles, front and rear gardens, and the property is offered to the market with no onward chain.

The property is entered via the entrance hall, with access to the ground floor WC and lounge, and stairs rising to the first-floor accommodation.

The lounge benefits from a window to the front elevation and provides access through to the kitchen/diner.

The kitchen/diner comprises a range of modern eye and base-level units with work surfaces and integrated appliances, together with ample space for a dining table. Access leads through to the conservatory, which provides additional living space and enjoys direct access to the rear garden.

To the first floor are three bedrooms, comprising two double bedrooms and a single bedroom, together with the family bathroom. The bathroom is fitted with a white three-piece suite.

Externally, the rear garden is arranged over tiers, with steps leading to an upper lawned area and a patio area to the side, providing space for outdoor seating and entertaining.

To the front, the garden is predominantly laid to lawn, whilst to the side there is off-road parking for approximately two to three vehicles.

The property is offered for sale with no onward chain and represents an excellent opportunity for buyers looking for a well-positioned home with scope for cosmetic improvement.

Call to arrange your viewing.

COUNCIL TAX BAND - C
EPC RATING - D

Living Room
14'6" x 15'8" (4.43 x 4.78)

Kitchen Diner
14'7" x 8'0" (4.45 x 2.45)

Conservatory
12'4" x 8'3" (3.77 x 2.54)

Bedroom 1
13'0" x 8'5" (3.98 x 2.58)

Bedroom 2
10'7" x 8'5" (3.25 x 2.58)

Bedroom 3
9'7" x 6'0" (2.94 x 1.85)