

Carter Williams
Estate and Letting Agents

# 12 WEST AVENUE
# KETTERING

## £245,000
**FREEHOLD**

Carter Williams is pleased to present this charming three-bedroom semi-detached family home located on West Avenue in the desirable area of Burton Latimer, Kettering. Spanning an impressive 850 square feet, this property offers a spacious and comfortable living environment, perfect for families or those seeking extra room.

Upon entering, you are welcomed by a porch that leads into a bright entrance hall. The sitting room provides a cosy space for relaxation, while the kitchen/diner is ideal for family meals and entertaining guests. Additionally, a utility room adds practicality to daily living. The three well-proportioned bedrooms offer ample space for rest and personalisation, complemented by a family bathroom that caters to all your needs.

The property is set on a larger than average plot, featuring both front and rear gardens that provide a lovely outdoor space for children to play or for hosting summer gatherings. A driveway offers off-road parking for approximately two vehicles, ensuring convenience for you and your guests.





• 3 spacious bedrooms • Semi-detached family home • Large plot with gardens • Porch and entrance hall • Sitting room and kitchen/diner



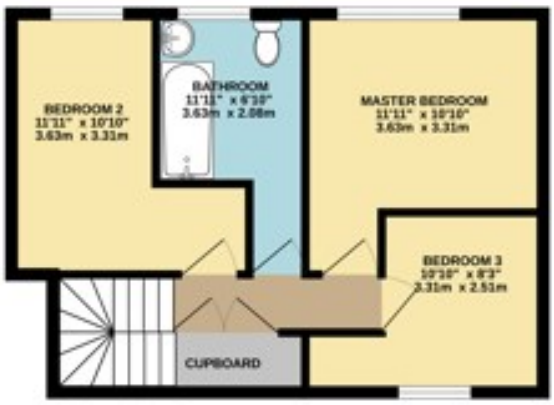


• Utility room included • Off-road parking for 2 cars • Located in Burton Latimer • Immediate viewing essential • Avoid disappointment, view now!







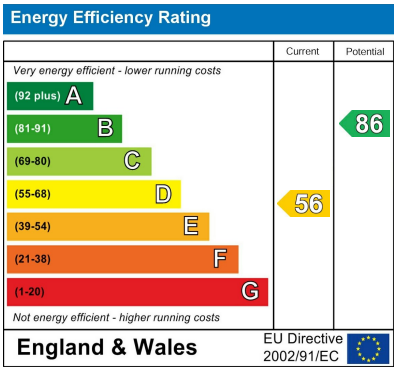




TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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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## EPC Rating: D  Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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