



**Connells**

Poplar Road  
Kettering



## Property Description

This attractive mid-terrace home offers a well-planned layout and versatile living spaces, ideal for families or first-time buyers. Located in a popular residential area of Kettering, the property combines comfort and convenience with excellent local amenities nearby.

The ground floor features an entrance hall leading to a spacious living room, perfect for relaxing and entertaining. The kitchen and dining area opens onto the rear garden, creating a great space for family meals and gatherings. There is also a separate WC and access to a log cabin which creates extra space for a home office or snug.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is positioned at the front of the house and provides ample space for wardrobes and additional furniture, making it a comfortable retreat. The second bedroom overlooks the rear garden and is ideal as a guest room or children's bedroom. The third bedroom, also at the front, is perfectly suited as a nursery, study, or home office. A stylish shower room completes the first floor, featuring modern fittings and a bright, contemporary finish.

Outside, the rear garden includes a log cabin, offering a fantastic opportunity for a home office, gym, or hobby room, making this property ideal for modern living.

The property is well placed for schools, shops, parks, and transport links, including Kettering train station and the A14, with

healthcare and leisure facilities also nearby.

### Ground Floor

#### Entrance Hall

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

#### Lounge

Window to the front, wood flooring, radiator.

#### Kitchen / Diner

Window and door to the rear, a range of storage cupboards, stainless steel sink drainer with space for dishwasher, boiler, vinyl flooring, radiator.

#### Cloakroom

Window to the side, low level WC.

#### Outbuilding

## First Floor

### Landing

### Bedroom One

Window to the front, wood flooring, radiator.

### Bedroom Two

Window to the rear, wood flooring, radiator.

### Bedroom Three

Window to the front, wood flooring, radiator.

### Shower Room

Walk in shower cubicle, wash hand basin, low level WC, vinyl flooring.

### Externally

### Front Garden

Enclosed by fencing, gated access, pedestrian pathway leading to entrance, laid to lawn with decorative area.

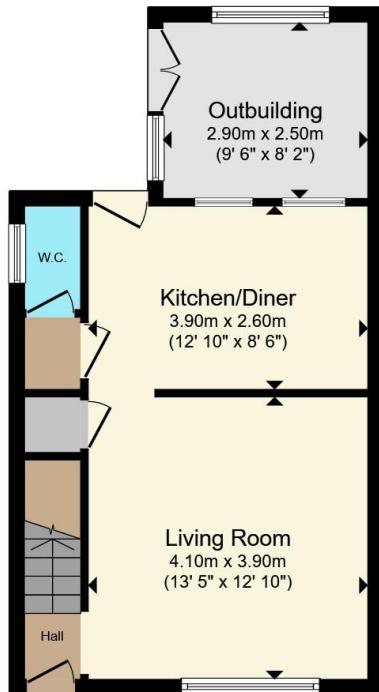
### Rear Garden

Fully enclosed with gated access, block paved pathway leading to log cabin, raised flower beds, laid to lawn.

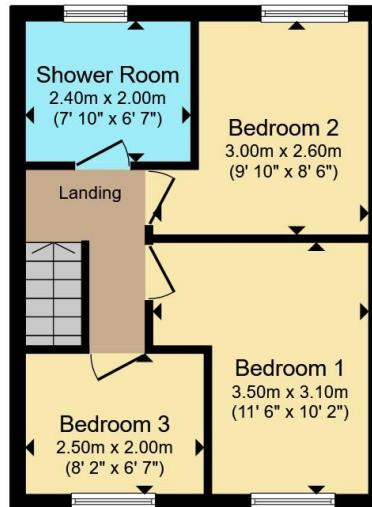




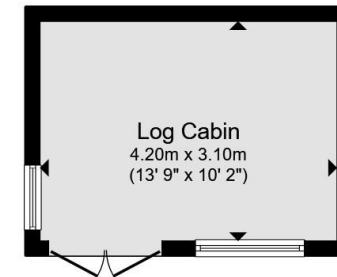




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 85.7 m<sup>2</sup> (922 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: A

Tenure: Freehold

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