



Connells
connells.co.uk 01536 411 811
FOR SALE

Connells

Northumberland Road
Kettering



Property Description

Ideal for first-time buyers and investors alike, this well-presented two-bedroom ground floor maisonette offers spacious and versatile accommodation throughout. Boasting two generously sized double bedrooms, a bright and welcoming living area, a well-equipped kitchen, and the rare benefit of both front and rear gardens, this property provides comfortable living in a convenient location. Perfectly positioned with excellent access to Kettering Town Centre and the A14, which is less than five minutes away, the home also enjoys close proximity to the beautiful Wicksteed Park. An excellent opportunity to secure a property that combines space, convenience and outdoor living

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Lounge

window to front, radiator, coving, carpet flooring

Kitchen

Windows to rear and side, tiled flooring, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, built in oven and hob,

Bedroom One

window to rear, carpet flooring, storage cupboard.

Bedroom Two

Window to front, carpet flooring.

Bathroom

Bath with shower over, shower screen, wash hand basin, low level WC.









Total floor area 63.1 m² (679 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



To view this property please contact Connells on

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5 Montagu Street
 KETTERING NN16 8XG

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KTT308866

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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