

HENDERSON CONNELLAN

ESTATE AGENTS



Bath Road, Kettering, NN16

"Character & Convenience"

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Combining period styling and contemporary updates with a wonderfully convenient location, this extended three-bedroom semi-detached home is ideally placed for easy access to local schools, shops, parks and the town centre. The impressive interior benefits from gas central heating and mostly UPVC double glazing to include an entrance porch, entrance hall, guest cloakroom, lovely living room with feature fireplace and media wall/storage, the stunning free flowing kitchen/dining/family room is the perfect social space with integrated oven and hob, the dining/family area is a great size which flows the conservatory in the guise of a snug with clear glazed roof overlooking the garden. Upstairs is just as impressive, four bedrooms are arranged over two floors, the first floor with three bedrooms, two of which are doubles and the designer bathroom with bath and separate shower enclosure, the main bedroom occupies the second floor, stunning with vaulted ceiling, exposed timbers and a feature red brick chimney. Outside a private block paved driveway provides parking, the drive leads to the side to a single garage and the rear garden is well kept with decked area. Offering character, flexibility and convenience in equal measure.

Living Room - 3.91m x 3.4m (12'10" x 11'2")

Dining Room - 4.29m x 3.15m (14'1" x 10'4")

Kitchen - 4.01m x 2.21m (13'2" x 7'3")

WC - 1.55m x 0.84m (5'1" x 2'9")

Conseravtory - 3.99m x 3.35m (13'1" x 11'0")

Bedroom One - 5.41m x 4.5m (17'9" x 14'9")

Bedroom Two - 3.63m x 3.12m (11'11" x 10'3")

Bedroom Three - 3.12m x 2.87m (10'3" x 9'5")

Bedroom Four - 2.41m x 2.29m (7'11" x 7'6")

Bathroom - 2.39m x 2.34m (7'10" x 7'8")

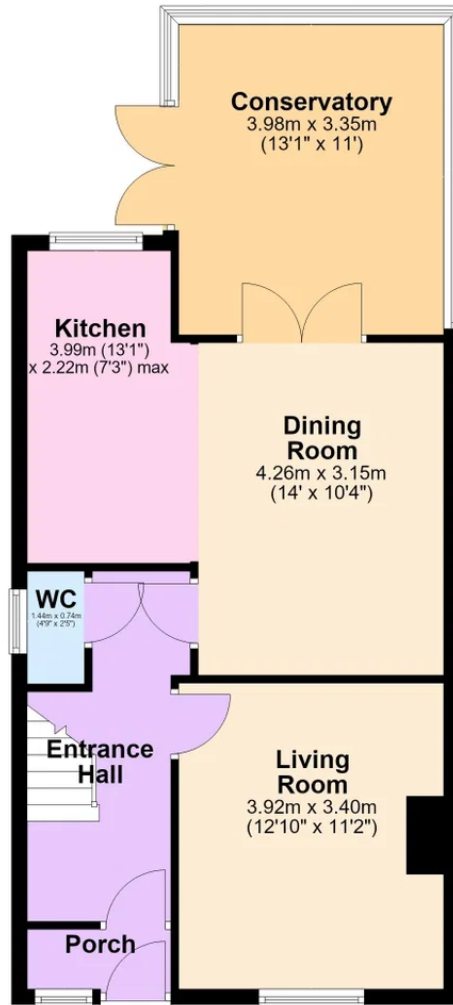
- Gas Central Heating
- Mostly Sealed Unit Double Glazing
- Fabulous Kitchen/Dining/Family room
- Snug in the guise of a conservatory
- Living Room with storage and media wall
- Four bedrooms over two floors
- Stunning Bathroom
- EPC Rating: E
- Council Tax: B
- Tenure: Freehold





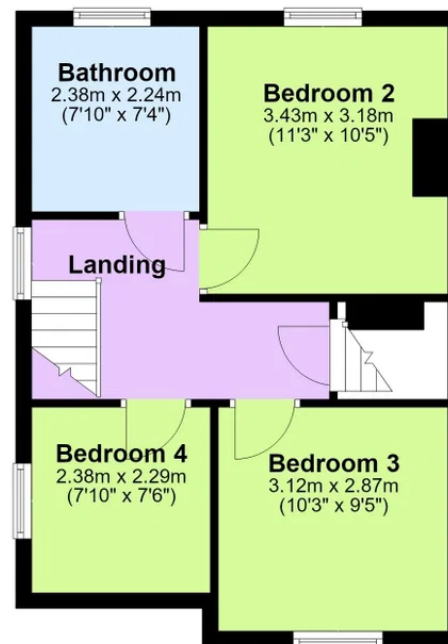
Ground Floor

Approx. 60.4 sq. metres (650.5 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Second Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 133.0 sq. metres (1432.0 sq. feet)

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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

