

HENDERSON CONNELLAN

ESTATE AGENTS

Kipling Road, Kettering NN16
Kettering

£280,000

"Unlock the Potential"

In need of full renovation and occupying a significant plot with a huge rear garden there is so much potential both inside and outside. The location is excellent with local schools and amenities close by, Kettering town centre, mainline railway station and hospital all within easy reach. The interior offers lots of scope to improve with an entrance hallway, dining room, kitchen/breakfast room complimented by a utility room, generous living room leading to a conservatory and guest cloakroom. Upstairs there is a shower room, separate WC and three good sized bedrooms, two of which are doubles. Outside the driveway provides parking in front of the tandem length garage, the gardens are sensational – extending back- perfect for outdoor living – take a look at the aerial shots! Come and see the potential first hand – view today !

Living Room - 6.98m x 4.11m (22'11" x 13'6")

Kitchen/Dining Room - 5.18m x 2.26m (17'0" x 7'5")

Utility - 2.39m x 2.21m (7'10" x 7'3")

Bedroom 4/Dining Room - 3.91m x 2.57m (12'10" x 8'5")

Conservatory - 5.59m x 2.59m (18'4" x 8'6")

WC - 2.39m x 0.86m (7'10" x 2'10")

Bedroom 1 - 3.91m x 3.71m (12'10" x 12'2")

Bedroom 2 - 3.53m x 3.25m (11'7" x 10'8")

Bedroom 3 - 3.81m x 2.06m (12'6" x 6'9")

Shower Room - 3.33m x 2.03m (10'11" x 6'8")

Garage - 8.13m x 2.67m (26'8" x 8'9")

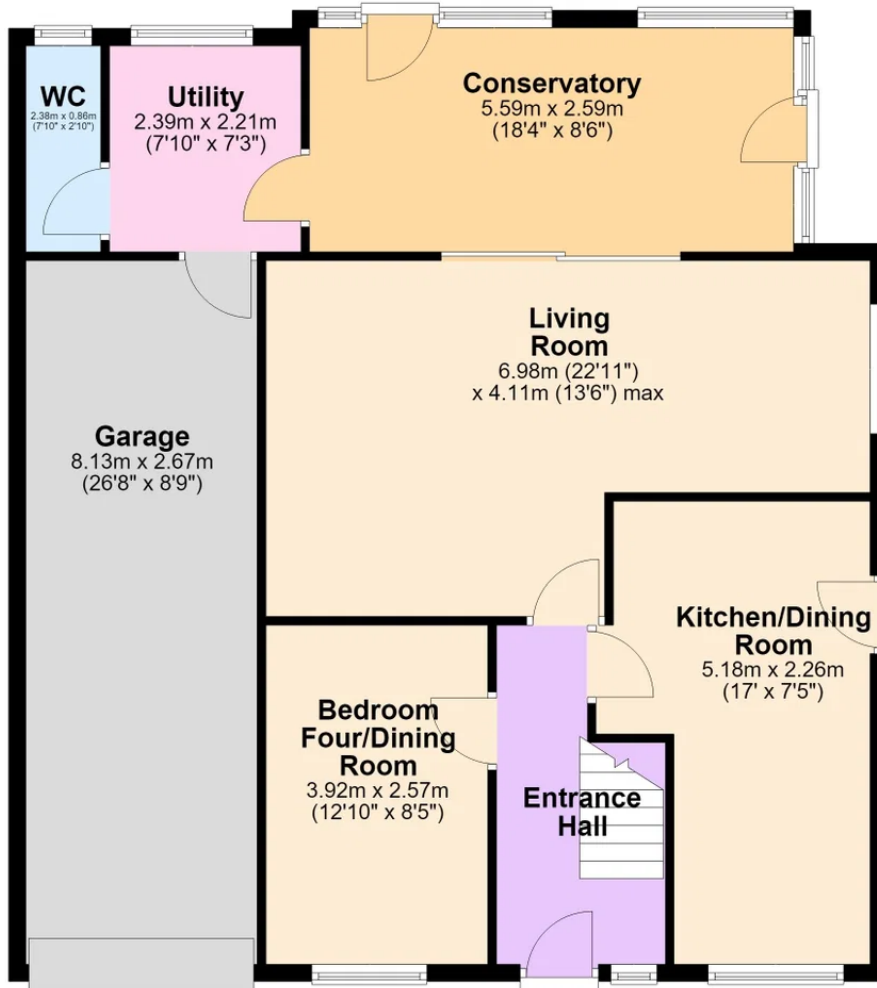
- Detached Property
- In Need of Modernisation
- Three Bedrooms
- Spacious and Versatile Layout
- Huge Garden
- Tandem Garage
- Off Road Parking
- Desirable Location
- EPC RATING: E
- COUNCIL TAX: D
- Tenure Freehold





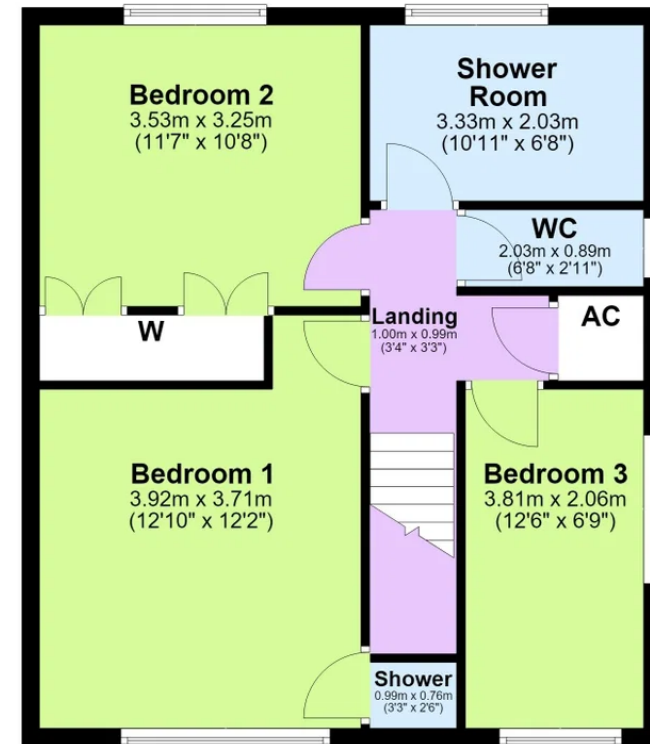
Ground Floor

Approx. 102.4 sq. metres (1101.8 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Total area: approx. 158.5 sq. metres (1706.6 sq. feet)