

# HENDERSON CONNELLAN

ESTATE AGENTS

St. Marys Road, Kettering, NN15  
Kettering

"Location Location Location"

**Bedrooms: 3 | Bathrooms: 1**

### "Location Location Location"

This delightful three-bedroom semi-detached house offers comfortable family living with the significant advantage of a generous garden and an exceptionally convenient location. Situated within easy reach of the town centre, the train station, and reputable schools, this home is perfectly positioned. The property presents well-proportioned living spaces designed for everyday comfort. The ground floor comprises a welcoming reception room, a practical kitchen and a bathroom. Upstairs, you will also discover three comfortable bedrooms. The presence of UPVC windows and gas central heating ensures a warm and energy-efficient environment. Outside, the property boasts a front and rear generous garden. With its excellent accessibility to local amenities and transport links, this home combines an appealing living environment with superb practicality.

- Gas Central Heating
- UPVC Double Glazing
- Close To Amenities
- Entrance hall - with tiled flooring, stairs rising to first floor with decorative panelling, and panelled doors to:
  - Living room - a generously sized room with a dual aspect and feature fireplace with attractive surround
  - Bathroom - with tiled flooring, low level WC, pedestal wash hand basin, panel enclosed bath with electric shower and aqua panelling
  - Kitchen - with tiled flooring, a range of base and eye level cupboards and draws, single bowl and drainer sink, integrated oven and four ring gas hob with extractor above, integrated dishwasher, space for fridge freezer and washing machine
- Upstairs there are three good size bedrooms two of which are doubles, and one single bedroom one enjoying a dual aspect

The front of the property benefits from a large fire garden mostly set to lawn with a paved pathway leading to the front door. The rear garden is a great size mostly laid to lawn with a good sized decked area. The garden benefits from a large timber shed and is enclosed by panel fencing.

**Living Room** - 4.27m x 3.66m (14'0" x 12'0")

**Kitchen** - 3.96m x 3.35m (13'0" x 11'0")

**Bathroom** - 2.74m x 1.83m (9'0" x 6'0")

**Bedroom 1** - 4.27m x 3.05m (14'0" x 10'0")

**Bedroom 2** - 3.66m x 2.74m (12'0" x 9'0")

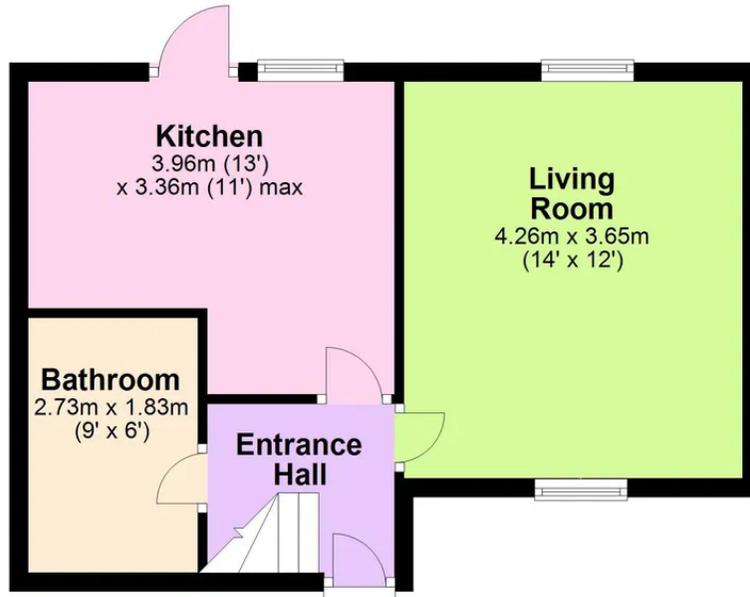
**Bedroom 3** - 3.66m x 1.83m (12'0" x 6'0")





## Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



## First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.5 sq. feet)