4 Legion Crescent

Kettering, NN16 8UR

Simpson Ellson

A superb opportunity to acquire a three-bedroom semi-detached family home, ideally positioned for convenient access to local amenities, transport links and everyday essentials. Offering excellent potential for buyers looking to create a home tailored to their own style, this property is sure to attract strong interest and is unlikely to remain available for long.

The ground floor comprises a generously sized lounge with patio doors opening onto the impressive private rear garden, creating a wonderful connection between the indoor and outdoor living spaces. There is also a kitchen/dining room, providing a practical and sociable area for family life, together with a ground-floor wet room/bathroom.

Upstairs, the property offers three well-proportioned bedrooms, along with a separate WC.

Externally, the home benefits from off-road parking to the front and a particularly spacious private rear garden, offering excellent potential for entertaining, relaxing or creating a wonderful outdoor space for children and family life.

The location is a key feature, with Kettering railway station nearby providing direct links to London St Pancras. Kettering General Hospital is also within easy reach, while the town centre and High Street are accessible on foot. The property further benefits from convenient access to the A14, making it well suited to commuters travelling by road.

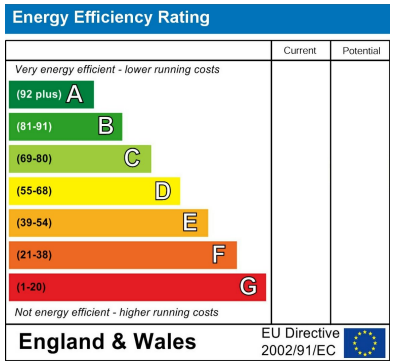
Offering a fantastic combination of location, space and potential, this is an excellent opportunity for buyers looking to put their own stamp on a well-positioned family home.

A viewing is highly recommended to fully appreciate the accommodation, garden and superb location this property has to offer.

£265,000

3 2 1

Ground Floor
Storage
Garage
WC
Storage
Kitchen/Dining Room
12'60 x 8'82
Lounge/Dining Room
20'20 x 11'45
Entrance Hall
Wet Room
5'54 x 4'88
First Floor
WC
Bedroom 3
8'52 x 8'32
Landing
Bedroom 1
15'83 x 9'02
Bedroom 2
11'50 x 11'20
Storage
Storage
Storage


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

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