



Connells

Stratfield Way  
Kettering



## Property Description

This attractive detached family home offers welcoming kerb appeal with its front garden, driveway and garage, providing both convenience and excellent storage options. Inside, the entrance hall leads into a bright and comfortable living room positioned at the front of the property, creating a warm space for everyday relaxation. A ground-floor WC adds further practicality.

To the rear, the dining room enjoys views of the garden and opens through to the kitchen, forming a sociable and functional layout ideal for modern family living. Upstairs, the home offers three well-proportioned bedrooms. The main bedroom features its own en-suite, offering a private and comfortable retreat, while the additional bedrooms provide flexible space for children, guests or a home office. A family bathroom completes the first floor.

Outside, the rear garden provides a lovely space for outdoor entertaining, play or winding down, while the front garden adds further charm and character. With its garage, driveway and generous internal layout, this detached property presents a fantastic opportunity within a well-established residential setting.

## Agents Note

Agents Note: We ask that you make enquiries through <https://www.gov.uk/check-long-term-flood-risk>

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor, laminate flooring, radiator.

### Cloakroom

Wash hand basin, low level WC.

### Lounge

Window to the front, feature fire place with surround, coving, radiator, carpet flooring.

### Dining Room

Sliding doors to the rear, coving, carpet flooring, radiator.

### Kitchen

External door to the side, window to the rear, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, space for appliances, integrated oven and hob with extractor fan, boiler, under stairs storage cupboard, vinyl flooring, tiled splash backs, radiator.

## First Floor

### Landing

Window to the side, airing cupboard.

### Bedroom One

Window to the front, built in cupboard, carpet flooring, radiator.

### Ensuite

Walk in shower cubicle, wash hand basin set in vanity unit, low level WC, tiled splash backs, radiator.

### Bedroom Two

Window to the rear, radiator, laminate flooring.

### Bedroom Three

Window to the rear, radiator, carpet flooring.

### Bathroom

Window to the side, bath with mixer tap and shower attachment, wash hand basin, low level WC, tiled splash back, radiator.

## Externally

### Front Garden

Enclosed by fencing, pedestrian pathway leading to entrance, flower bed, laid to lawn.

### Garage And Driveway

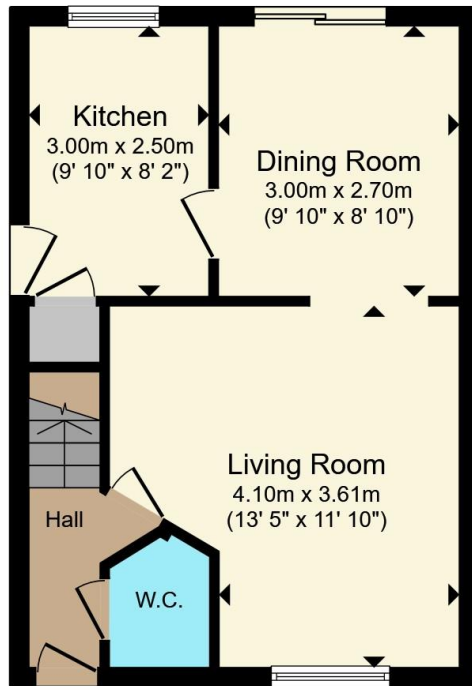
### Rear Garden

Fully enclosed with gated side access, patio area, laid to lawn, flower beds.

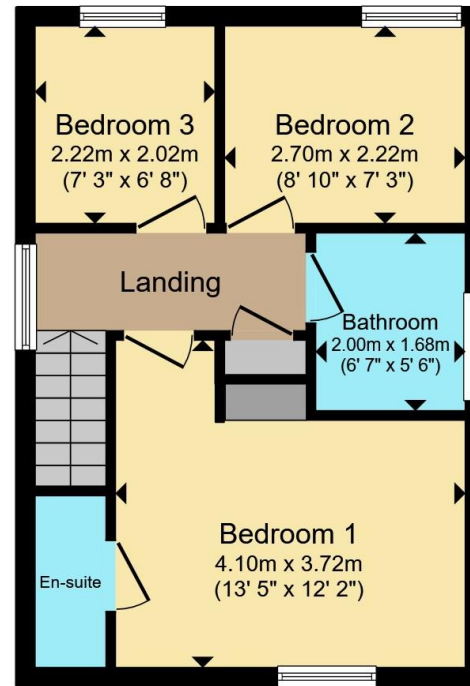








**Ground Floor**



**First Floor**

Total floor area 69.4 m<sup>2</sup> (747 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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