

Connells

Stamford Road
Kettering

Stamford Road
Kettering NN16 8YA

for sale offers over
£300,000







Property Description

Situated in a highly sought after area of Kettering is this four bedroom end terraced property with substantial garden and ability to create your own driveway. The property is a perfect blend of modern living whilst incorporating traditional features such as ceiling coving and roses, The property also offers four good size bedrooms, generous living space with separate dining room and convenient downstairs second bathroom. Surrounding the property are many local amenities including local schools, play parks along with easy access to Kettering Town Centre and Train Station.

On entering the property you are greeted by the entrance hall which give access to the lounge, dining room and kitchen along with housing the stairs to the first floor. The lounge is perfectly situated to the front of the property and boasts plenty of natural light due to the large bay window along with an open feature fire place. The dining room is positioned behind the lounge and with the French patio doors it is a great space for entertaining and allowing the outdoors in. The kitchen has been thoughtfully designed with a sleek modern feel and solid walnut countertops whilst allowing the exposed brickwork being the heart of the kitchen. Leading on from the kitchen is the separate utility room/bathroom which is ideal for todays living.

To the first floor are three of the four bedrooms along with the family bathroom. Completing the property is the main bedroom situated on the second floor.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Ground Floor

Entrance Hall

Lounge

Double glazed window to the front, feature fireplace.

Dining Room

13' 3" x 11' 11" (4.04m x 3.63m)

Double glazed French patio doors to the rear, fireplace.

Kitchen

16' x 8' 10" (4.88m x 2.69m)

Double glazed window to the side, external door leading to rear garden, a range of wall and base units with rolled edge walnut wood work surface

Cloakroom

First Floor

Bedroom Two

16' 1" x 11' 11" (4.90m x 3.63m)

New timber framed double glazed window to the front, built in designer wardrobes, fireplace.

Bedroom Three

11' 11" x 10' 2" (3.63m x 3.10m)

New timber framed double glazed windows to the rear, built in designer wardrobes.

Bedroom Four

10' 4" x 7' 9" (3.15m x 2.36m)

Window to the rear.

Bathroom

Second Floor

Bedroom One

16' 11" x 13' 7" (5.16m x 4.14m)

New timber framed double glazed windows, built in designer wardrobes.

Externally

Rear Garden



















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Montagu Street
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308893

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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