

# HENDERSON CONNELLAN

ESTATE AGENTS

St Catherines Road, Kettering NN15

"Urban Convenience"

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Situated on this desirable road on the very sought after Ise Village, this semi detached home offers access to schooling, bus routes, shops, amenities and parkland walks. Benefiting from gas central heating and UPVC double glazing throughout, this well-presented home offers an entrance hall with under-stair storage, guest cloakroom, bright living room with feature gas fireplace leading through to dining room with sliding doors to the garden, fitted kitchen with integrated oven, gas hob and extractor, plus a useful utility room. Upstairs are three good-sized bedrooms, two of which are doubles, with the main bedroom benefiting from built-in wardrobes, along with a modern family bathroom featuring both a bath and separate shower. Externally, the property offers off-road parking for up to four cars leading to a garage, while the rear garden enjoys several seating areas, lawn and a partially converted garage currently used as a home office with power and lighting. A great home in a convenient setting.

**Living Room** - 6.3m x 3.48m (20'8" x 11'5")

**Dining Room** - 2.77m x 2.29m (9'1" x 7'6")

**Kitchen** - 2.9m x 2.64m (9'6" x 8'8")

**Utility Room** - 1.57m x 1.3m (5'2" x 4'3")

**Guest WC** - 1.27m x 0.97m (4'2" x 3'2")

**Bedroom One** - 3.78m x 3m (12'5" x 9'10")

**Bedroom Two** - 3m x 2.51m (9'10" x 8'3")

**Bedroom Three** - 2.95m x 2.49m (9'8" x 8'2")

**Bathroom** - 2.46m x 1.65m (8'1" x 5'5")

**Office** - 4.04m x 2.31m (13'3" x 7'7")

**Garage Storage** - 2.51m x 1.47m (8'3" x 4'10")

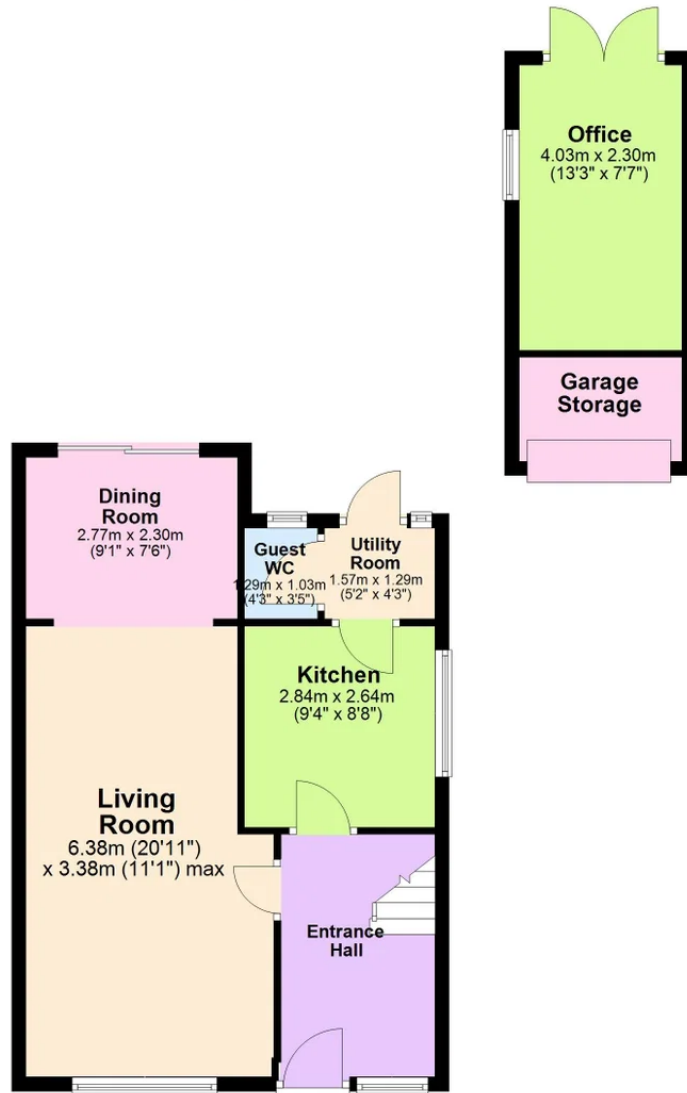
- Three Bedrooms
- Off Road Parking for Four Cars
- Spacious Living/Dining Room
- Partial Garage Conversion to Home Office
- Desirable Location
- Close to Local Amenities
- EPC RATING: C
- COUNCIL TAX: B
- Tenure: Freehold





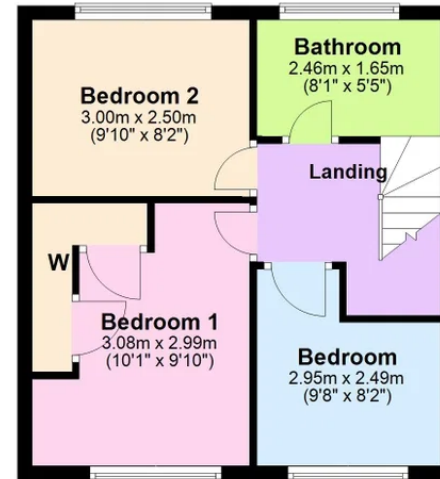
### Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

