



**HENDERSON
CONNELLAN**
ESTATE AGENTS

St Vincents, Kettering, NN15

"You Little Beauty"

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"You Little Beauty"

This modern home is situated on this desirable avenue, moments from riverside walks and a stone's throw from local amenities, schools. Offered to the market with no chain, the well-presented interior includes an entrance vestibule, a spacious living room and a stylish Kitchen/ breakfast room with integrated oven and hob. Upstairs are two good sized bedrooms, and a principal bathroom. Gas central heating and UPVC double glazing concludes the inside. Outside, there is off-road parking in front of the garage, while the lovely rear garden is private and low maintenance, featuring a patio and lawn.

Kitchen - 4.17m x 2.36m (13'8" x 7'9")

Living Room - 4.17m x 4.06m (13'8" x 13'4")

Bedroom 1 - 3.28m x 3.07m (10'9" x 10'1")

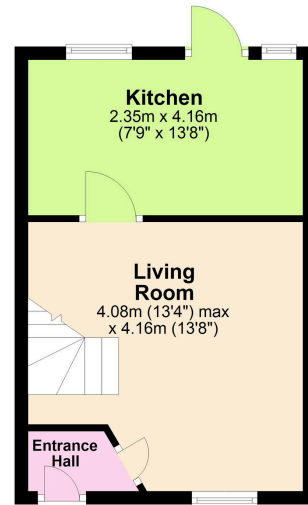
Bedroom 2 - 3.12m x 2.06m (10'3" x 6'9")

Bathroom - 2.01m x 1.7m (6'7" x 5'7")



Ground Floor

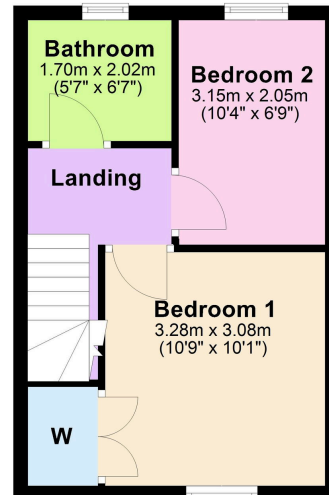
Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 54.4 sq. metres (585.4 sq. feet)

First Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



- Semi-Detached Home
- Two Bedroom
- Offroad Parking
- Single garage
- Convenient Location
- Kitchen/Dining Room
- Gas Central Heating
- UPVC Double Glazing
- COUNCIL TAX: A
- EPC RATING: PENDING



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

