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Doris Road, Kettering

£270,000 Freehold

**BELVOIR!**

EPC Rating C. Council Tax A.



This attractive three-bedroom end of terrace home is ideally located on the sought after Grange Estate in Kettering, offering convenient access to open countryside, well-regarded schools, and a range of local amenities. Beautifully presented throughout, the property boasts a spacious and thoughtfully designed layout.

The ground floor welcomes you with an entrance hall leading to a recently upgraded kitchen, finished to a high standard with elegant granite worktops and ample storage. To the rear, a generous lounge opens into a large conservatory—creating a wonderful space for both relaxing and entertaining, with pleasant views over the garden. Additional practical features include a utility room and a versatile workshop/storage area, ideal for hobbies or extra storage.

Upstairs, the first floor comprises three well-proportioned bedrooms along with a stylishly refitted family bathroom, completing the internal accommodation.

Outside, the property enjoys a good-sized rear garden, mainly laid to lawn and complemented by covered seating areas—perfect for outdoor enjoyment. To the front, off-road parking adds further convenience.

### Entrance Hall

Composite door to the front, stairs rising to the first floor, radiator, doors to kitchen and living area.

### Living Room

4.29m x 5.35m (14'1" x 17'7")

Window and door to the rear, fireplace, radiator, storage cupboard.

### Kitchen

3.88m x 3.36m (12'8" x 11'0")

Window to the front, an upgraded kitchen with a range of wall and base units with granite work surfaces over, space and plumbing for appliances, tiled walls, induction hob, double oven, stainless steel sink, radiator, integrated dishwasher. Door opening into side passage and storage rooms.

### Utility Area/Storage Rooms

An internal passage to the side of the house with doors to the front and rear of passageway for front/rear access. A door to a utility area with space and plumbing for appliances, wall mounted combi boiler and a window to the front with a further storage/workshop room with a window to the rear.





### Conservatory

3.59m x 5.29m (11'10" x 17'5")

Doors opening from the living room into conservatory, glass to all sides and sliding doors opening from the side to the rear garden, radiator.

### First Floor Landing

Doors to all rooms, loft hatch.

### Bedroom One

3.73m x 3.37m (12'2" x 11'1")

Window to the front and side, radiator.

### Bedroom Two

4.09m x 3.32m (13'5" x 10'11")

Window to the rear, radiator, built in wardrobes.

### Bedroom Three

3.09m x 2.22m (10'1" x 7'4")

Window to the rear, radiator.

### Bathroom

2.39m x 2.43m (7'10" x 8'0")

Obscure glass window to the front and side, low level WC, pedestal sink, panel bath with side glass shower screen over, wall mounted shower over bath. Walls completed in aqua boarding.

### Outside

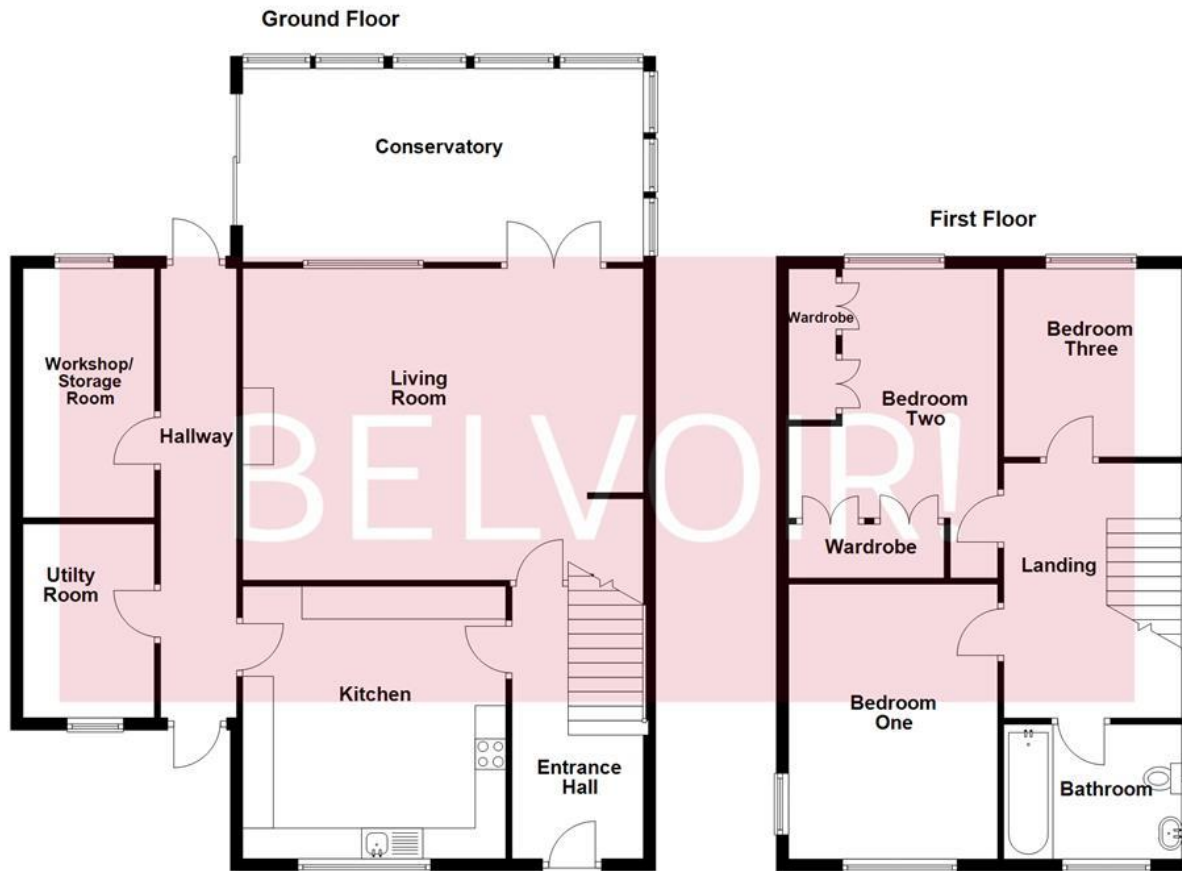
To the front there is a wall and gate enclosed garden with a flower bed to the middle and a path to the front door. To the side of the property is a driveway with parking leading to a door for access to the rear.

To the rear is a fence enclosed garden with trees and shrubs and mainly laid to lawn. An undercover seating area and a good degree of privacy.

### Agents Notes

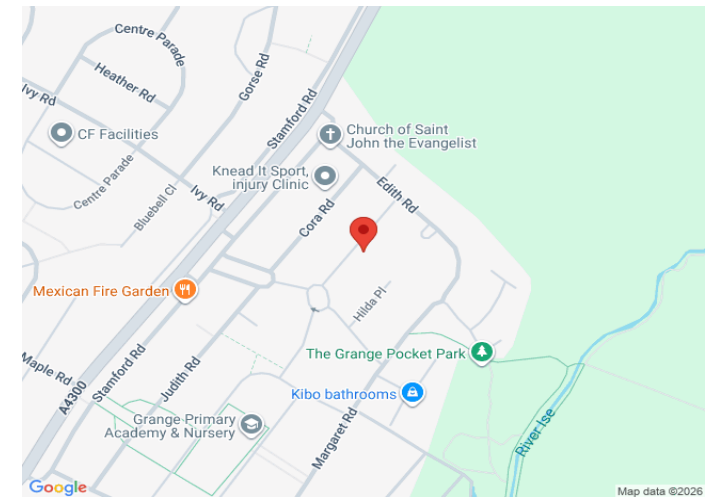
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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