OFFERS IN EXCESS OF

£325,000

Polwell Lane

Kettering, NN15 6UB

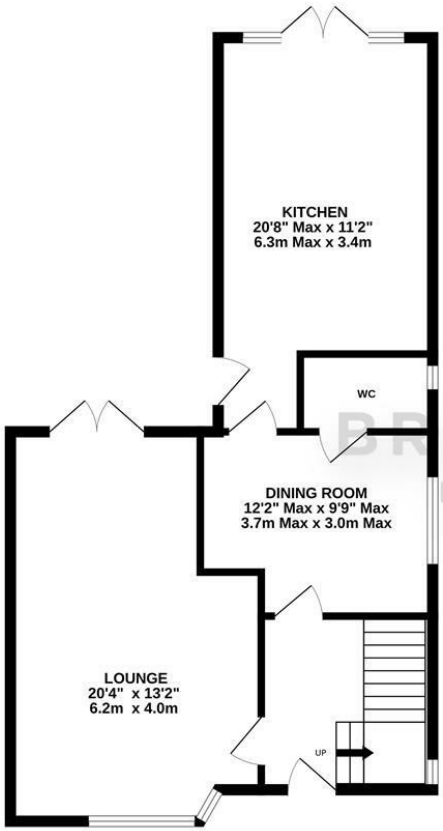
Set along Polwell Lane in the ever popular Barton Seagrave, this extended four bedroom semi detached home offers flexible family living with generous ground floor space, off road parking and a private rear garden. Ideal for buyers looking to be close to local schooling and excellent transport links, the layout is practical, welcoming and ready to suit a range of lifestyles. On arrival you enter into a welcoming hallway which sets the tone for the rest of the home. A door leads into the lounge positioned at the front of the property, providing a comfortable space to relax at the end of the day. Also off the hallway is a handy snug area which could be used as a dining room, playroom or home office, offering that extra room so many families need. From here the accommodation flows through to the extended kitchen and diner, creating a sociable hub for everyday life, with plenty of space for cooking, dining and entertaining. To the first floor the home continues to impress with four bedrooms. There are three well proportioned double bedrooms along with a further single bedroom, perfect for a child's room, nursery or study. The family bathroom completes the upstairs accommodation. Outside, the frontage provides off road parking for multiple vehicles, ideal for households with more than one car. The rear garden is private and well arranged, featuring a patio area for outdoor seating and the remainder laid to lawn, making it great for summer gatherings and family time. A garage adds further practicality for storage or secure parking. A fantastic opportunity to secure an extended family home in a sought after location.

4

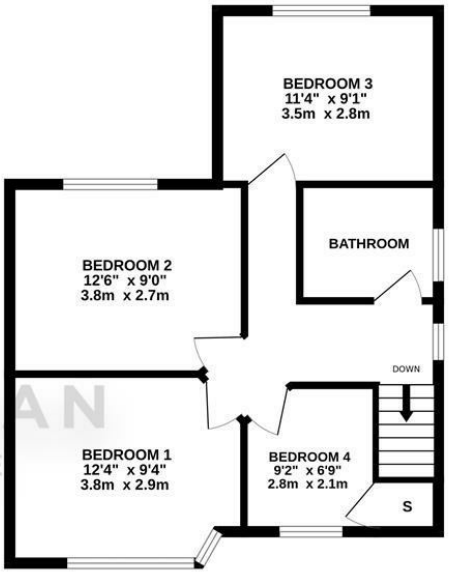
1

2

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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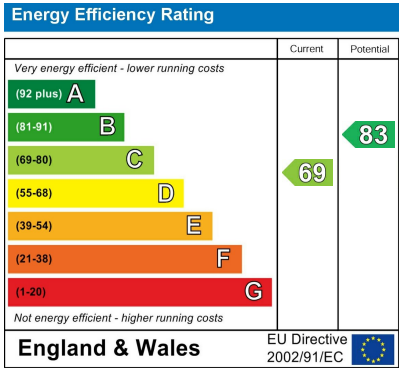
LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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