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St Catherines Road, Kettering

£250,000 Freehold

BELVOIR!

EPC Rating C. Council Tax B.



Situated in the sought-after Ise Lodge area of Kettering, this beautifully presented three-bedroom semi-detached home offers spacious & well-maintained accommodation, making it an ideal choice for families & first-time buyers alike.

The ground floor features a bright & spacious lounge/diner, providing the perfect space for both relaxing & entertaining. The modern fitted kitchen is well-equipped with a range of integrated appliances, including an eye-level double oven, offering both style & practicality.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles, along with a fully tiled family bathroom and a separate WC.

Externally, the property benefits from a lawned front garden, a garage & off-road parking. To the rear is a fully enclosed garden featuring a laid lawn, a slabbed patio ideal for outdoor dining, and a garden shed providing additional storage.

Offered to the market with a complete chain, this attractive home is ready for its next owners to move straight into. Early viewing is highly recommended.

Entrance Hall

Full length double glazed window to front, double glazed door to front, under stairs cupboard, carpet to flooring, ceiling light, radiator, stairs rising to first floor.

Lounge/Diner

6.37m x 3.95m (20'11" x 13'0")

Double glazed windows to front, full length double glazed windows to rear, double glazed French doors with inset blinds opening onto garden, chimney with space for inset fireplace & inset TV, carpet to flooring, radiator, ceiling light.

Kitchen

3.3m x 2.83m (10'10" x 9'4")

Double glazed window to rear. Kitchen comprising of wall & base units, wood effect work surfaces over, eye level single oven and a multi function oven which includes a microwave, electric induction hob, cooker hood over, integrated appliances including washing machine, dishwasher & fridge/freezer, breakfast bar with additional storage under counter, resin sink with drainer, modern vertical radiator, laminate to flooring, down lights.





First Floor Landing

Double glazed window to side, airing cupboard, carpet to flooring, ceiling light, loft access.

Bedroom One

3.65m x 3.58m (12'0" x 11'8")

Double glazed window to front, carpet to flooring, radiator, ceiling light.

Bedroom Two

3.65m x 2.72m (12'0" x 8'11")

Double glazed window to rear, carpet to flooring, radiator, ceiling light.

Bedroom Three

2.65m x 2.65m (8'8" x 8'8")

Double glazed window to front, carpet to flooring, radiator, ceiling light, over stairs storage.

Bathroom

1.68m x 1.67m (5'6" x 5'6")

Double glazed window to rear, P shaped bath, telephone shower attachment, electric shower over, wash hand basin set into vanity unit, heated towel rail, fully tiled walls, vinyl to flooring, extractor fan, ceiling light.

WC

1.68m x 0.82m (5'6" x 2'8")

Double glazed window to side, low level WC, vinyl to flooring, ceiling light.

Garage

Single garage, up & over door, power & lighting. Garage has middle partition where one side is a workshop and the other side has plasterboard currently being used as a gym.

External

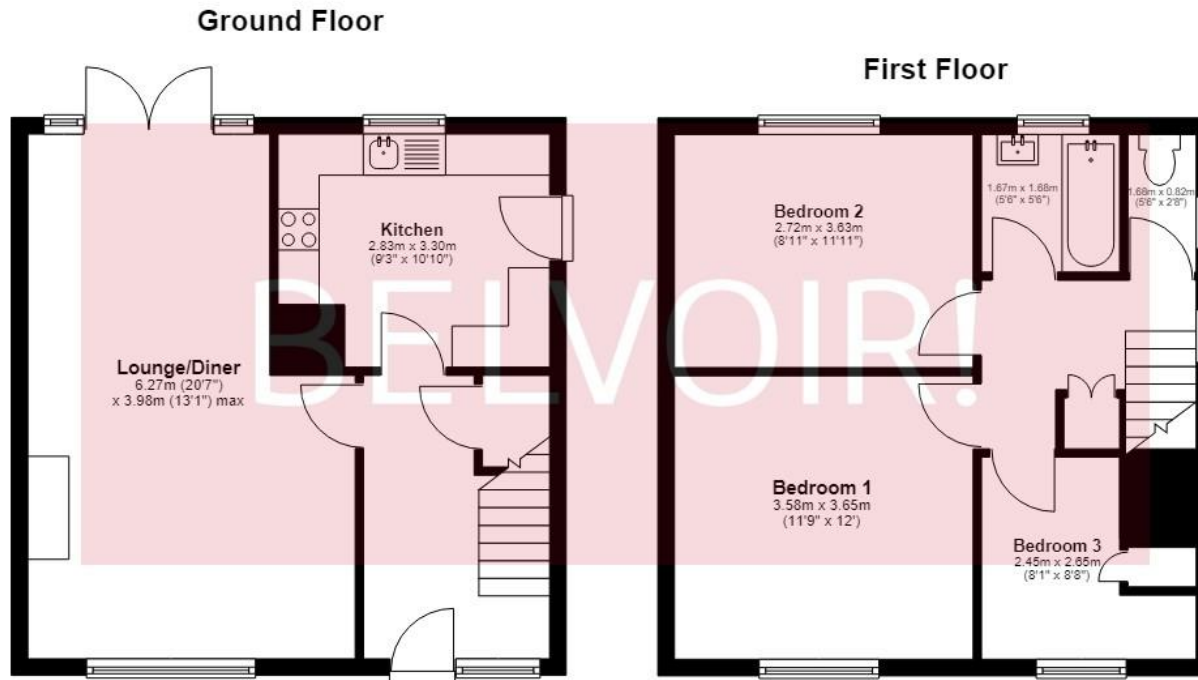
Front - Laid lawn, gravel surround, slabbed pathway to front door, tarmac off road parking, access to rear garden, access to garage.

Rear - Laid lawn, slabbed patio, gravelled area, wood shed.

Agents Notes

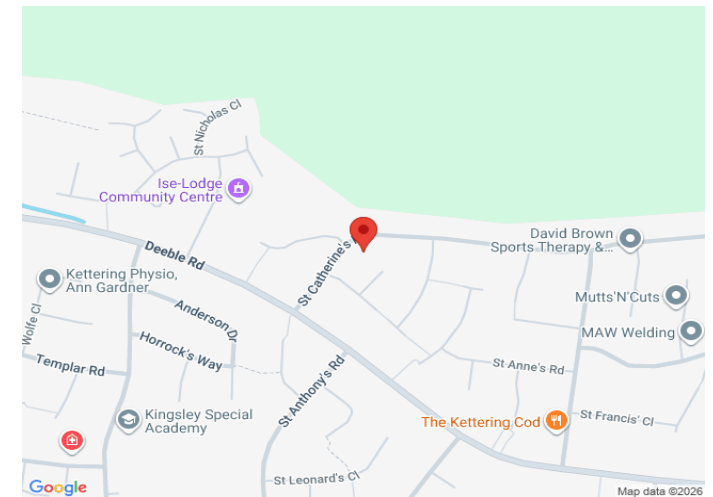
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised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





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

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