



Connells

Princes Street
Kettering



Property Description

A charming and well-presented two-bedroom mid-terraced home situated on a popular residential street in Kettering. This home offers a warm and inviting feel from the moment you step inside, beginning with a generously sized lounge positioned at the front. The lounge provides a comfortable space for relaxing or entertaining and flows naturally into the spacious dining room, creating a versatile open-plan feel while still maintaining clear, defined areas for living and dining.

The dining room offers ample space for family meals or social gatherings and benefits from natural light from the rear aspect. Beyond this sits a well-arranged kitchen, thoughtfully laid out with good worktop and storage space, and direct access to the rear outdoor area. The kitchen layout allows for practical day-to-day use whilst being the heart of the property.

Upstairs, the property features two comfortable double bedrooms, each providing a calm and private retreat. The main bedroom spans the width of the home, offering a generous sleeping area, while the second bedroom is perfectly suited as a guest room, office, or nursery. Completing the first floor is a noticeably spacious bathroom, positioned at the rear, which offers the potential to create a relaxing spa-style space thanks to its larger-than-average footprint.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor.

Lounge

Window to the front, feature open fire place with surround, coving, laminate flooring, radiator.

Dining Room

Window to the rear, coving, laminate flooring, radiator.

Kitchen

Window to the side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, space for appliances, tiled splash backs, laminate flooring, coving.

First Floor

Landing

Airing cupboard.

Bedroom One

Window to the front, carpet flooring, radiator, coving.

Bedroom Two

Window to the rear, radiator, carpet flooring, coving.

Bathroom

Window to the rear, corner bath, walk in shower cubicle, wash hand basin, low level WC, tiled splash backs, tiled flooring.

Externally

Rear Garden

Fully enclosed, decking area, laid to lawn, gravel area, established shrubbery.









Total floor area 83.8 m² (902 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: C Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KTT308677



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTT308677 - 0004