

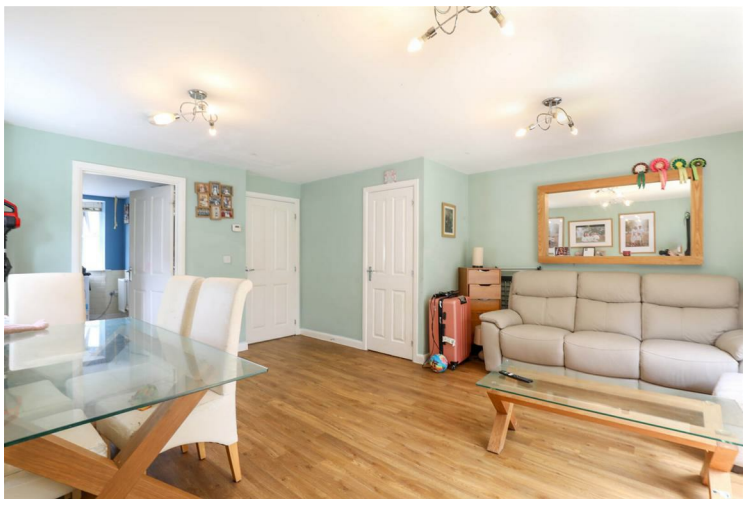
Carter Williams
Estate and Letting Agents

11 PEMBREY CLOSE
KETTERING

£250,000
FREEHOLD

Situated within a sought-after cul-de-sac in Burton Latimer, this well-presented three bedroom semi-detached home enjoys attractive views over green space to the front, along with off road parking, a garage, and a versatile hobby room/gym space. The property offers a bay-fronted kitchen, spacious lounge/diner with double doors to the low maintenance rear garden, ground floor cloakroom, ensuite to the principal bedroom, and well-proportioned accommodation throughout. Ideally suited to families, professional couples, or first-time buyers, the home is conveniently located close to local amenities, schools, and excellent transport links.





• Three Bedrooms • Semi-Detached • Off Road Parking • Cul-de-sac Location • Low Maintenance Garden • Council Tax Band C • EPC To Follow

Situated within a cul-de-sac on a highly sought-after modern development in Burton Latimer, this three bedroom semi-detached property enjoys the rare advantage of overlooking attractive green space to the front, offering a pleasant open outlook seldom found with newer build homes.

Upon entering the property, you are welcomed into the entrance hallway which provides access to the ground floor accommodation. To the left is the convenient ground floor cloakroom, fitted with a low level WC and hand wash basin, while to the right is the bay-fronted kitchen. The kitchen offers a range of base level and wall mounted storage units, ample work surface space, and plumbing for white goods. A further internal door connects through to the lounge, creating a practical and flowing layout ideal for modern living. Positioned to the rear of the property, the spacious lounge provides plenty of room for both seating and dining furniture. The room benefits from a window to the side aspect and double doors opening directly onto the rear garden, allowing for excellent natural light and an ideal entertaining space. To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a useful walk-in wardrobe together with a modern three-piece ensuite comprising a low level WC, hand wash basin, and double sized shower cubicle. The remaining two bedrooms are both generous in size and enjoy views to the front aspect overlooking the green space. Completing the first floor is the family bathroom, fitted with a three-piece suite including a bath with shower over, low level WC, and hand wash basin.

Externally, the rear garden has been thoughtfully designed with low maintenance in mind. A patio area extends from the lounge with a few steps leading up to the main garden, which is laid with faux turf and enclosed by fencing. Gated access leads to the driveway and single garage. Behind the garage is an additional patio seating area, currently utilised for a hot tub, but equally suited as a private entertaining or relaxation space. The garage itself has been partially converted, retaining useful storage space to the front while the rear section has been adapted into a versatile hobby room, ideal for use as a home gym, office, studio, or playroom depending on individual requirements. To the front of the property, the driveway provides off road parking for multiple vehicles.

Burton Latimer remains one of Northamptonshire's most desirable small towns, offering a strong sense of community together with a range of local amenities including shops, cafes, pubs, schools, parks, and countryside walks. Excellent road links via the A14 and nearby Kettering train station provide convenient commuter access to London and surrounding areas.

This fantastic home would suit a variety of buyers including families, professional couples, first-time purchasers, or those seeking flexible living space in a peaceful and well-connected location. Early viewing is highly recommended to appreciate all that this property has to offer.

Council Tax Band: C
EPC Rating: C









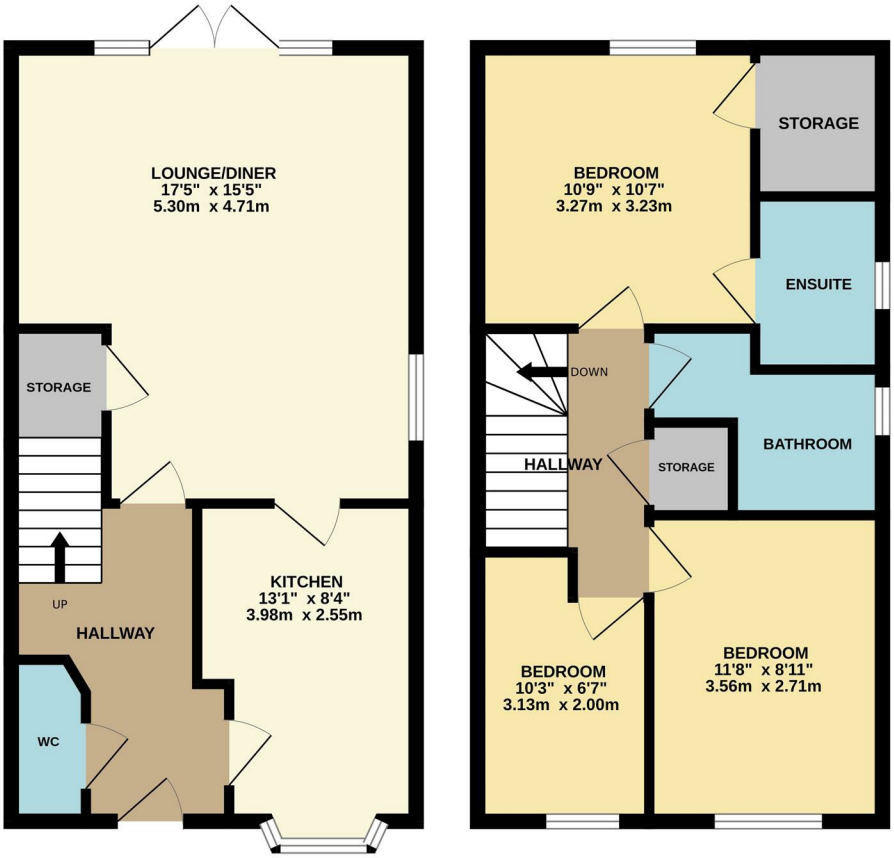






GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

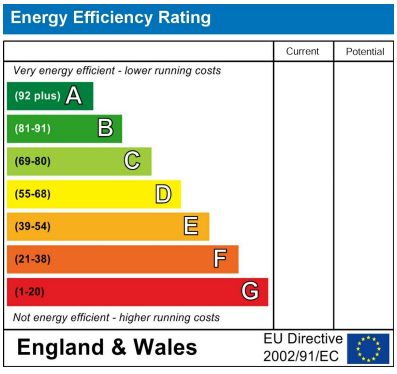
1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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EPC Rating: Council Tax Band: C

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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