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## Almond Road

Kettering, Northants, NN16 9PG

Offers Over £160,000



Prime Choice Kettering are pleased to offer this well-presented two-bedroom semi-detached home, situated within the popular Weekly Glebe estate in Kettering. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, investors, or a wide range of prospective purchasers.

Located on a private driveway, the property enjoys a peaceful setting while still being within easy reach of local amenities, schools, and transport links.

Internally, the home is light and spacious throughout. The ground floor comprises a well-proportioned kitchen positioned at the front of the property, offering ample storage and workspace. To the rear, the generous living room provides an ideal space for relaxing or entertaining, with sliding patio doors allowing natural light to flood in and offering direct access to the rear garden.

Upstairs, the property continues to impress with two spacious double bedrooms and a modern family bathroom, making it perfectly suited to a variety of buyers.

Externally, the home benefits from a private rear garden, along with the added advantage of a single garage offering a versatile space suitable for parking or additional storage, complemented by a driveway providing further off-road parking.



## Lounge

13'8" x 12'4" (4.19m x 3.78m)

A spacious and light-filled living area positioned to the rear of the property, featuring sliding patio doors that open out to the garden, creating an ideal space for relaxing or entertaining.

## Kitchen

9'1" x 6'5" (2.79m x 1.96m)

Located at the front of the property, the kitchen offers a practical layout with ample worktop and storage space.

## Bedroom One

9'3" x 8'2" (2.84m x 2.51m)

A comfortable double bedroom with a window to the front elevation.

## Bedroom Two

12'4" x 8'2" (3.78m x 2.51m)

A comfortable double bedroom with a window to the rear elevation and fitted wardrobes.

## Family Bathroom

6'2" x 6'0" (1.88m x 1.83m)

A well-proportioned family bathroom fitted with a bath, wash basin, and WC.

## Disclaimer Paragraph

1. Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.

2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.

3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.

4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.

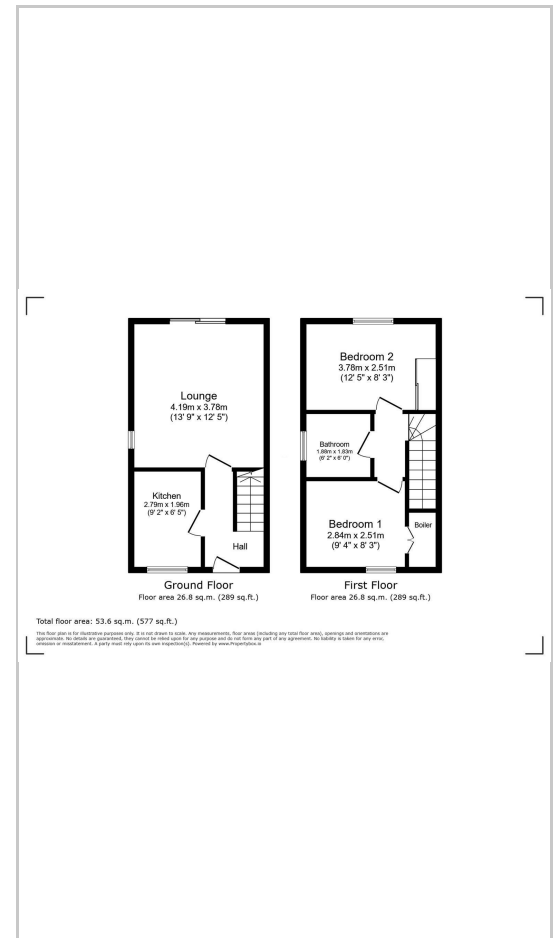
5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.

6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

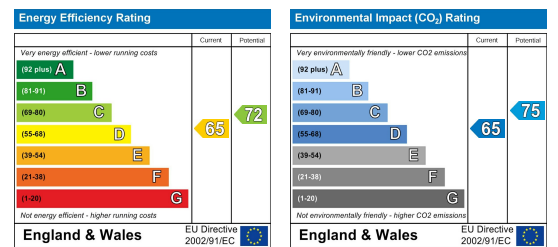
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.