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Neale Avenue, Kettering

£220,000 Freehold

BELVOIR!

EPC Rating D. Council Tax C.



Offered to the market with no onward chain, this charming circa 1930s semi-detached residence provides well-proportioned accommodation throughout & benefits from a beautifully maintained rear garden.

The ground floor comprises an inviting entrance hall leading to two reception rooms, both featuring attractive open fireplaces. The spacious living room enjoys a bay window & decorative picture rails, creating a bright and characterful living space. To the rear, the dining room benefits from French doors opening directly onto the garden, making it ideal for both everyday family living & entertaining. The fitted kitchen is positioned to the rear of the property & also provides access to the garden.

To the first floor are three bedrooms, two of which are generous doubles, whilst the third bedroom benefits from fitted wardrobes. A family bathroom completes the accommodation.

Externally, the property enjoys a walled frontage with a low-maintenance paved garden & side access leading to the rear. The fully enclosed rear garden is a particular feature, offering two patio seating areas, a well-kept lawn, & mature borders stocked with a variety of established shrubs & flowering plants. Additional outdoor facilities include a useful utility room housing the boiler & an external WC.

Early viewing is highly recommended to appreciate the character, space & potential this delightful family home has to offer.

Entrance Hall

Double glazed door to side, laminate to flooring, ceiling light, radiator.

Living Room

3.93m x 3.44m (12'11" x 11'4")

Double glazed bay window to front, tiled fire place with open fire, tiled surround & wooden mantel. Laminate to flooring, picture rails, ceiling light, radiator, built in storage.

Dining Room

4.38m x 3.63m (14'5" x 11'11")

Double glazed French doors opening onto garden, ornate tiled fireplace with open fire, tiled surround & wooden mantel, laminate to flooring, ceiling light, radiator.

Lobby

Laminate to flooring, stairs rising to first floor, under stairs cupboard with single glazed window to side.

Kitchen

3.13m x 2.41m (10'4" x 7'11")

Double glazed window to side, double glazed door opening onto garden. Kitchen comprising of wall & base units, wood effect work surfaces over, ceramic sink with drainer, electric oven, halogen four ring hob, cooker hood over, space for fridge/freezer, tiled flooring, tiled splash backs, ceiling light, radiator.





External Utility Room

1.53m x 1.5m (5'0" x 4'11")

Double glazed door opening on to garden, wall mounted boiler, plumbing for washing machine, power, ceiling light, vinyl to flooring.

External WC

1.53m x 0.83m (5'0" x 2'8")

Double glazed door opening on to garden, single glazed window to side, high level WC, ceiling light, vinyl to flooring.

First Floor Landing

Double glazed window to side, carpet to flooring, loft access, stairs descending to ground floor.

Bedroom One

3.99m x 3.32m (13'1" x 10'11")

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

Bedroom Two

3.65m x 3.5m (12'0" x 11'6")

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

Bedroom Three

3.05m x 2.43m (10'0" x 8'0")

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

Bathroom

1.64m x 1.52m (5'5" x 5'0")

Double glazed window to side, enamel cottage paneled bath, mains shower over, pedestal wash hand basin, low level WC, heated towel rail, wall mounted mirrored vanity unit, fully tiled walls, vinyl to flooring.

External

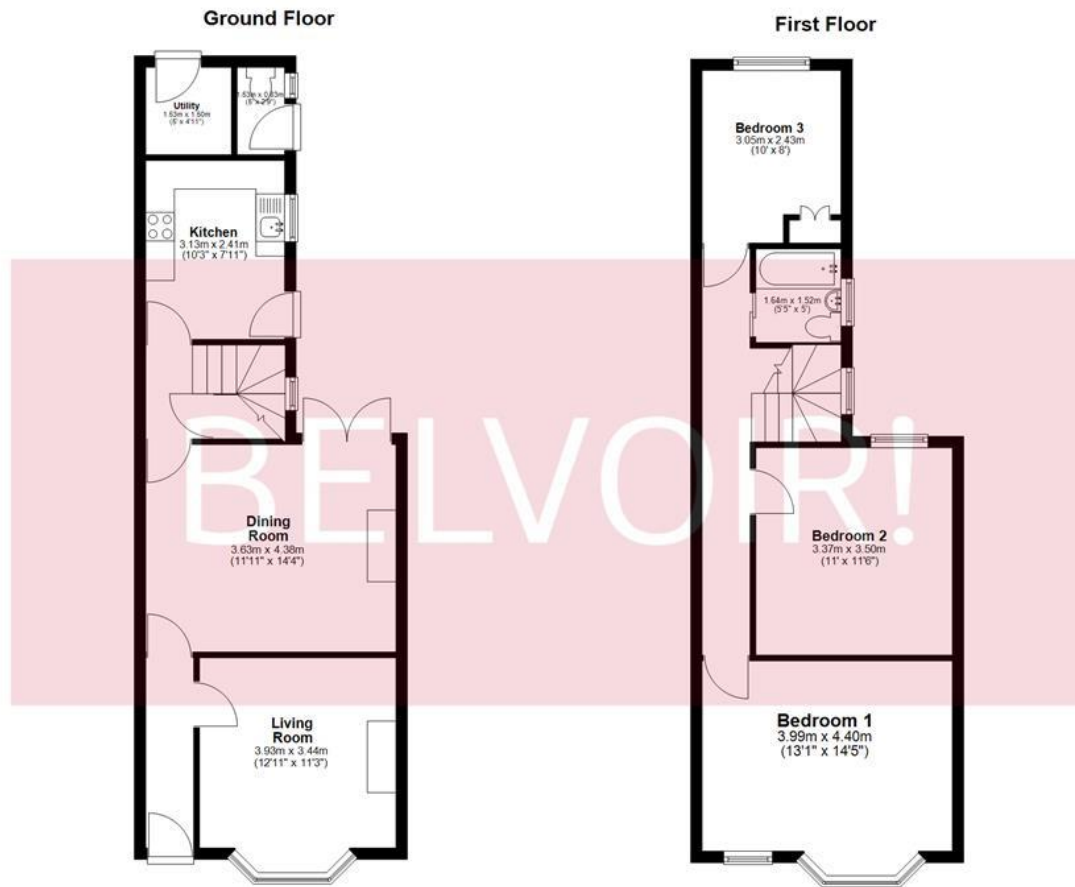
Front - Walled frontage, slabbed low maintenance frontage, gated access to rear garden.

Rear - Fully enclosed, slabbed patio, laid lawn with mature borders, slabbed patio to rear of garden.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

BELVOIR!

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