



12 CAVENDISH CLOSE KETTERING

£190,000
FREEHOLD

Carter Williams is delighted to present this charming two-bedroom semi-detached bungalow located in the peaceful cul-de-sac of Cavendish Close, Barton Seagrave, Kettering. The property offers a comfortable living space of 624 square feet, making it an ideal home for individuals or small families.

As you enter the bungalow, you are welcomed by an inviting entrance hall that leads to a spacious sitting room, perfect for relaxation and entertaining guests. The property features two well-proportioned bedrooms, providing ample space for rest and privacy. The family shower room is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from off-road parking for several vehicles, a valuable asset in today's busy world.



- Cul-De-Sac • Two Double Bedrooms • Off-Road Parking • Enclosed Rear Garden • Semi-Detached
- Close to Local Amenities • Immediate viewing essential

Frontage

Driveway providing off road parking for one vehicle leading to double wooden gates with a further two parking spaces, Mainly laid to Shingles with a variety of shrubbery, path and step up to double glazed front door into:

Entrance Hall

coving to ceiling, wall mounted thermostat control, double panelled radiator, door to storage cupboard, vinyl flooring doors to:

kitchen

Coving to ceiling, two sunken spotlights, door to storage cupboard, double glazed window to side elevation, double glazed back door, composite sink drainer set in a roll top work surface with matching eye and base level units, complimentary tiling to splash back areas, intergrated four ring electric hob, stainless steel fan assisted oven, extractor hood over, space for washing machine and fridge freezer, ceramic tiled flooring.

Sitting Room

Coving to ceiling four sunken spot lights, double glazed bow window to front elevation, double panelled radiator, fitted carpets door to:

Inner Hall

Coving to ceiling, access to loft space, fitted carpets, doors to:

Master Bedroom

Coving to ceiling, ceiling fan with light fitting, double glazed window to rear elevation, single panelled radiator, fitted carpets.

Bedroom Two

Coving to ceiling, ceiling fan with light fitting, double glazed window to rear elevation, single panelled radiator, fitted carpets.

Shower Room

Textured ceiling, double glazed obscure window to side elevation, heated towel rail, fitted with a three piece suite to include low level W.C, shower cubical, pedestal wash hand basin, vinyl flooring.

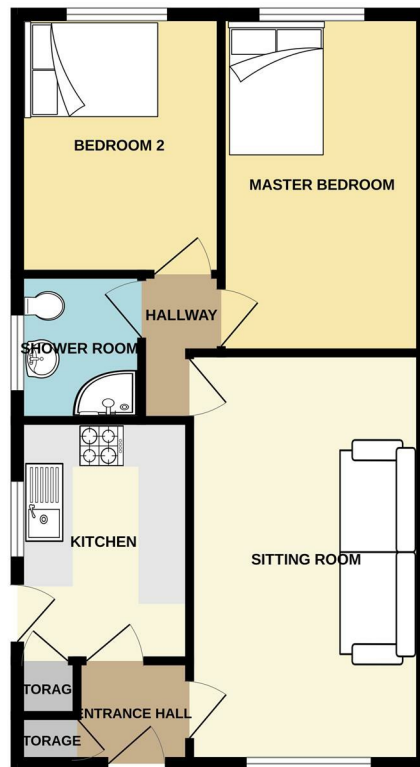
Rear Garden

Outside cold water tap, mainly laid to lawn with a variety of trees and shrubbery. wooden shed, smaql patio area to the rear, enclosed by wooden fence.





GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: D **Council Tax Band: B**

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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