




# 32 Boddington Road

Kettering | NN15 6DZ



- Three bedroom detached house 
- Detached single garage 
- Conveniently located for schools 
- Good access to the A14
- Close to amenities
- Freehold with Vacant Possession
- NO CHAIN
- A14 - 1 mile
- Kettering to London 1h. Station 5 minutes.
- Northampton 15 miles

**BERRYS**

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## LOCATION

Kettering is a historic town conveniently located on a main railway line to London. The property is located to the south of the town centre with excellent access to the major road network and the train station. The house is within walking distance to good schools, shops and pubs.

## PROPERTY

The property is a detached three bedroom house of brick with part render and a concrete tile roof. The accommodation extends to approximately 1,299 sq ft (including garage). The front door leads to a good sized hallway, a lounge with a bay window to the front of the property. Towards the rear of the house is a large dining room with patio doors to the back garden. Adjacent to the dining room is a kitchen with a side door leading to a lean to. Upstairs, there are three good sized bedrooms and a family bathroom. The property

also benefits from a large detached single garage with a storage room at the back, and two garden store rooms adjacent to the rear of the house.

## SERVICES

The property is connected to all mains services. The services have not been tested by the agents.

## REGISTERED TITLE

NN339156

## COUNCIL TAX

Band C

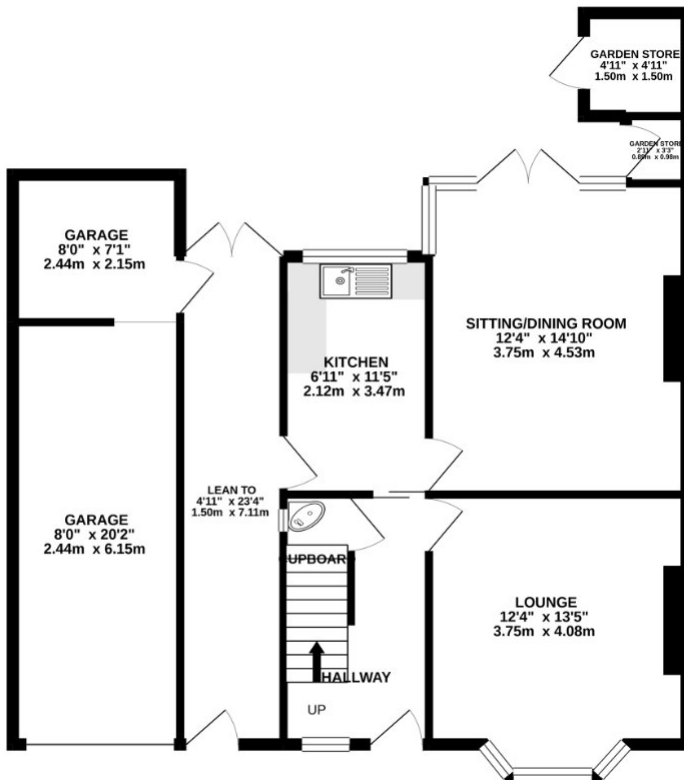
## EPC

Band D

## LOCAL AUTHORITY

North Northamptonshire Council

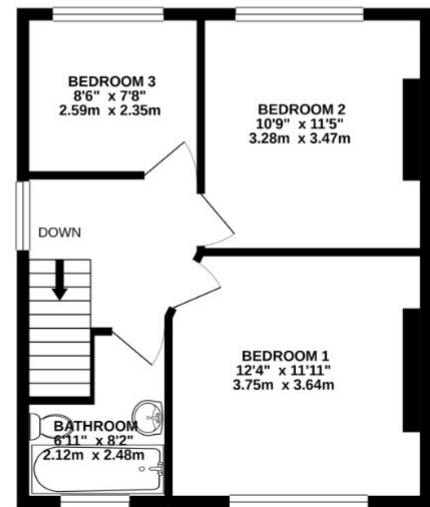
[www.north-northamptonshire.gov.uk](http://www.north-northamptonshire.gov.uk)



FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

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To book a viewing, please contact:

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