

# BELVOIR!

THAMES RISE, KETTERING, NN16 9JL

£285,000 FREEHOLD COUNCIL TAX C





This immaculately presented three bed roomed detached residence is set within a quiet cul de sac & offers high degrees of privacy.

The ground floor is inviting with bay window to front, with oak & glass internal doors which leads into the modern fully fitted kitchen. The galley style kitchen maximises the kitchen area with eye level double oven, high gloss cupboards, five ring gas hob & ample work surfaces. The configuration of the kitchen leaves the dining space free for entertaining.

The first floor of this well presented family home provides three well-proportioned bedrooms with the master benefiting from a perfectly formed modern en-suite suite complete with double shower enclosure. A modern bathroom & airing cupboard are also enjoyed on the first floor with two storage cupboards available on the ground floor.

Externally you will find a spacious frontage which is mainly laid to lawn with mature borders, with single garage & off road parking. The real gem of this wonderful property is the garden which offer high degrees of privacy & is fully enclosed.

The rear garden offers a larger than average slabbed patio with stairs climbing to the second patio which is perfect for an afternoon in the garden, the garden itself is mainly laid to lawn with mature borders & shrubs.



EPC Rating C

**ENTRANCE HALL** Door to front, carpet to flooring, under stairs cupboards, storage cupboard, radiator, stairs rising to first floor.

**LIVING ROOM** 13' 3" x 11' 7" (4.05m x 3.55m) Double glazed bay window to front, laminate to flooring, radiator.

**KITCHEN/BREAKFAST ROOM** 17' 5" x 9' 0" (5.31m x 2.75m)

Double glazed window to side, double glazed sliding doors to rear, double glazed door to rear. Kitchen comprising of wall and base high gloss units with wooden surfaces over, eye level double oven, five ring hob, cooker hood over, bowl and half stainless steel sink with drainer, vertical radiator, tiled flooring.

**FIRST FLOOR LANDING** Double glazed window to side, carpet to flooring, airing cupboard, loft access.

**BEDROOM ONE** 11' 5" x 10' 10" (3.5m x 3.32m) Double glazed window to rear, carpet to flooring, radiator.

**EN SUITE** 5' 4" x 3' 2" (1.65m x 0.97m) Double glazed window to side, double shower enclosure, low level WC, wash hand basin set into vanity unit, part tiled walls, vinyl to flooring.

**BEDROOM TWO** 11' 6" x 11' 4" (3.53m x 3.46m) Double glazed window to front, carpet to flooring, radiator.

**BEDROOM THREE** 8' 4" x 7' 4" (2.55m x 2.24m) Double glazed window to front, carpet to flooring, radiator.

**EXTERNAL** Front - Single garage with power and light, off road parking, mainly laid to lawn with mature shrubs and borders.

Rear - Fully enclosed garden, mainly laid to lawn, two patios, mature shrubs and borders.

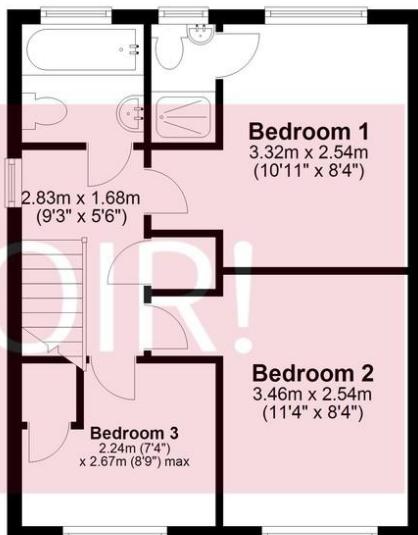




**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

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