

# BELVOIR!

CORNWALL ROAD, KETTERING, NN16 8PD

OFFERS IN EXCESS OF £210,000 FREEHOLD

COUNCIL TAX C





Offered to market with NO ONWARD CHAIN is this spacious three storey home which is within close proximity to Kettering Town Centre.

The ground floor provides access to the garage and the modern breakfast kitchen leading out to the rear via French patio doors. On the first floor, the property offers a large family living room, with a further double bedroom too.

The family bathroom completes the first floor. To the second floor, the property offers two further bedrooms, with the master bedroom benefiting from an en suite shower room.

Outside, the property offers off road parking for one vehicle and has an integral single garage with a fully enclosed garden to the rear which is mainly laid to lawn with a patio.

EPC Rating C.

**KITCHEN/BREAKFAST ROOM** 15' 3" x 11' 11" (4.662m x 3.636m) The kitchen comprises of wall and base kitchen units, sink and drainer, oven and hob. Tiled flooring and part tiling to the walls. Window to the rear and patio doors to the rear leading into the garden. Radiator.

**GARAGE** 18' 5" x 8' 3" (5.616m x 2.521m) Access to the garage via a door from the entrance hall. Hard flooring. Up and over door to the front of the garage.

**DOWNSTAIRS WC** Part tiling to the walls, lino flooring, low level WC and wash hand basin. Radiator.



**STAIRS** Wooden stairs leading to first floor.

**LIVING ROOM** 15' 3" x 12' 3" (4.673m x 3.745 m) (4.634m into recess) Carpet flooring, double glazed windows to rear. Radiator

**BEDROOM THREE** 8' 2" x 11' 3" (2.504m x 3.439m) Carpet flooring, Juliet doors leading to a balcony. Radiator.

**FAMILY BATHROOM** 6' 8" x 6' 4" (2.034m x 1.954m) Lino flooring, double glazed window to the front. Bath with mixer taps and shower attachment. Low level WC and wash hand basin. Part tiling to the walls. Heated towel rail.

**STAIRS LEADING TO TOP FLOOR**

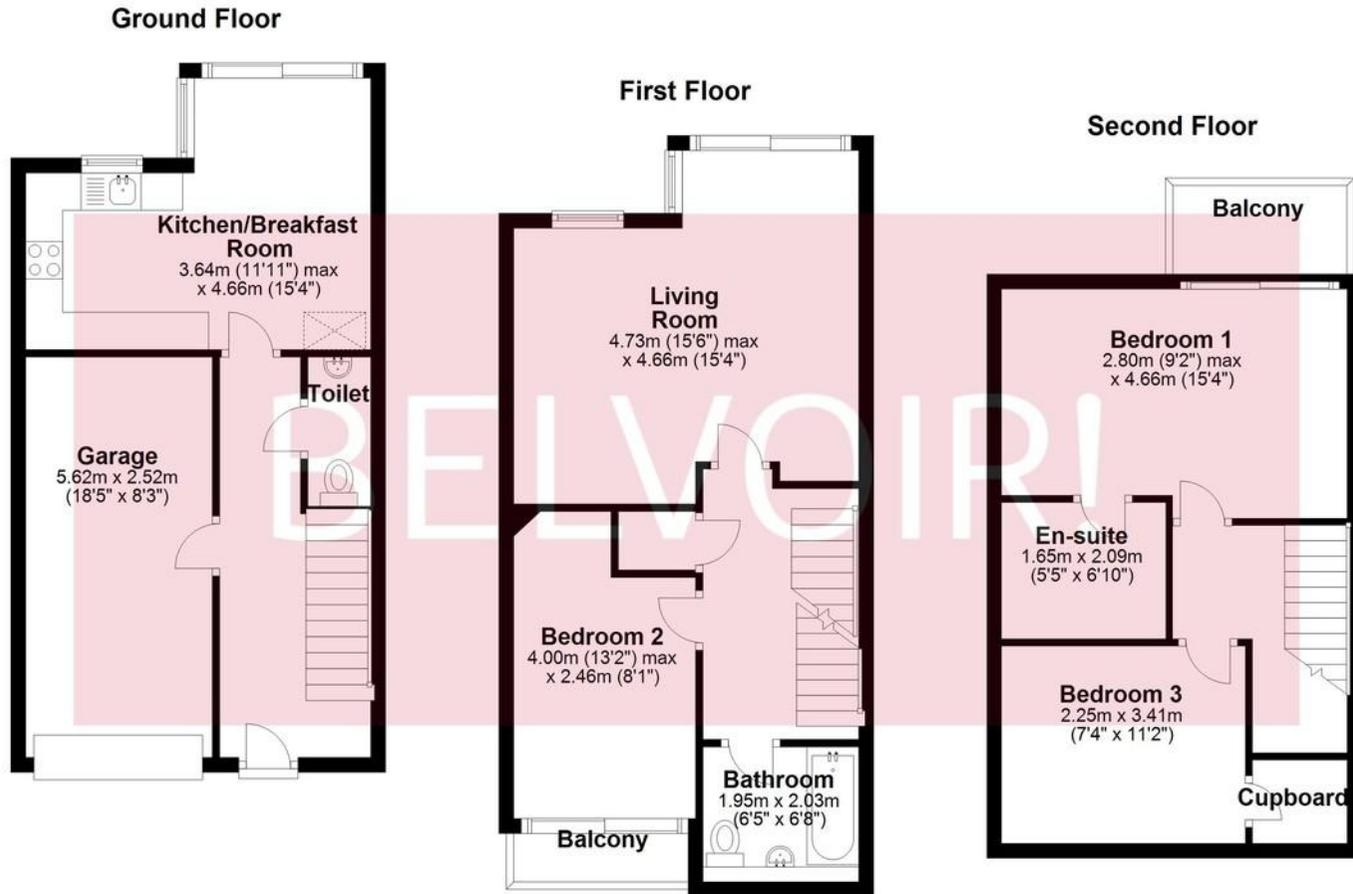
**MASTER BEDROOM** 9' 2" x 15' 3" (2.804m x 4.663m) Carpet flooring, window to the rear and doors providing access to the balcony overlooking the garden. Access to the ensuite. Radiator.

**ENSUITE** 6' 10" x 5' 4" (2.090m x 1.647m) Corner shower, wash hand wash, low level WC. Part tiling to walls, lino flooring.

**BEDROOM TWO** 11' 2" x 7' 4" (3.409m x 2.246m) Carpet flooring, double glazed window to the front, access to a storage cupboard, perfect for wardrobe space. Radiator.

**REAR GARDEN** Mostly laid to lawn with a area of patio.





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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	