

BELVOIR!

CASWELL CLOSE, KETTERING, NN15 7LU

£319,950 FREEHOLD

COUNCIL TAX C





Offered to market with NO ONWARD CHAIN is this impressive four bedroom semi detached residence offering spacious family accommodation over 3 floors.

The ground floor provides a fitted kitchen with tiled floor, generous cloakroom & lounge/diner which leads to the private garden. Three bedrooms are located to the first floor & are all complemented by the family bathroom. The master suite occupies the top floor of the family home offering a spacious bedroom with en suite shower room.

Externally you will find a private fully enclosed garden which is mainly laid to lawn with patio, detached garage & off road parking are also on offer. EPC Rating C.

ENTRANCE HALL Double glazed door to front, tiled flooring, radiator, stairs rising to first floor.

CLOAKROOM 7' 8" x 6' 9" (2.34m x 2.08m) Double glazed window to front, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

KITCHEN 9' 7" x 8' 5" (2.94m x 2.59m) Double glazed window to front. Kitchen comprising of wall and base units, work surfaces over, integrated electric oven, four ring gas hob, cooker hood over, stainless steel bowl and half sink with drainer, tiled splash backs, tiled flooring, radiator.

LOUNGE/DINER 15' 1" x 13' 9" (4.61m x 4.2m) Double glazed French doors opening onto garden, double glazed window to rear, fireplace with surround, carpet to flooring, radiator.



BEDROOM TWO 10' 11" x 8' 9" (3.34 m x 2.68 m) Double glazed window to rear, radiator, carpet to flooring.

BEDROOM THREE 8' 10" x 6' 10" (2.7m x 2.09m) Double glazed window to front, radiator, carpet to flooring.

BEDROOM FOUR 7' 8" x 5' 11" (2.36 m x 1.82 m) Double glazed window to rear, radiator, carpet to flooring.

BATHROOM 8' 9" x 5' 4" (2.68m x 1.65 m) Double glazed window to side, panelled bath, shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator, carpet to flooring.

FIRST FLOOR LANDING Double glazed window to front, carpet to flooring, radiator, stairs rising to second floor, stairs descending to ground floor.

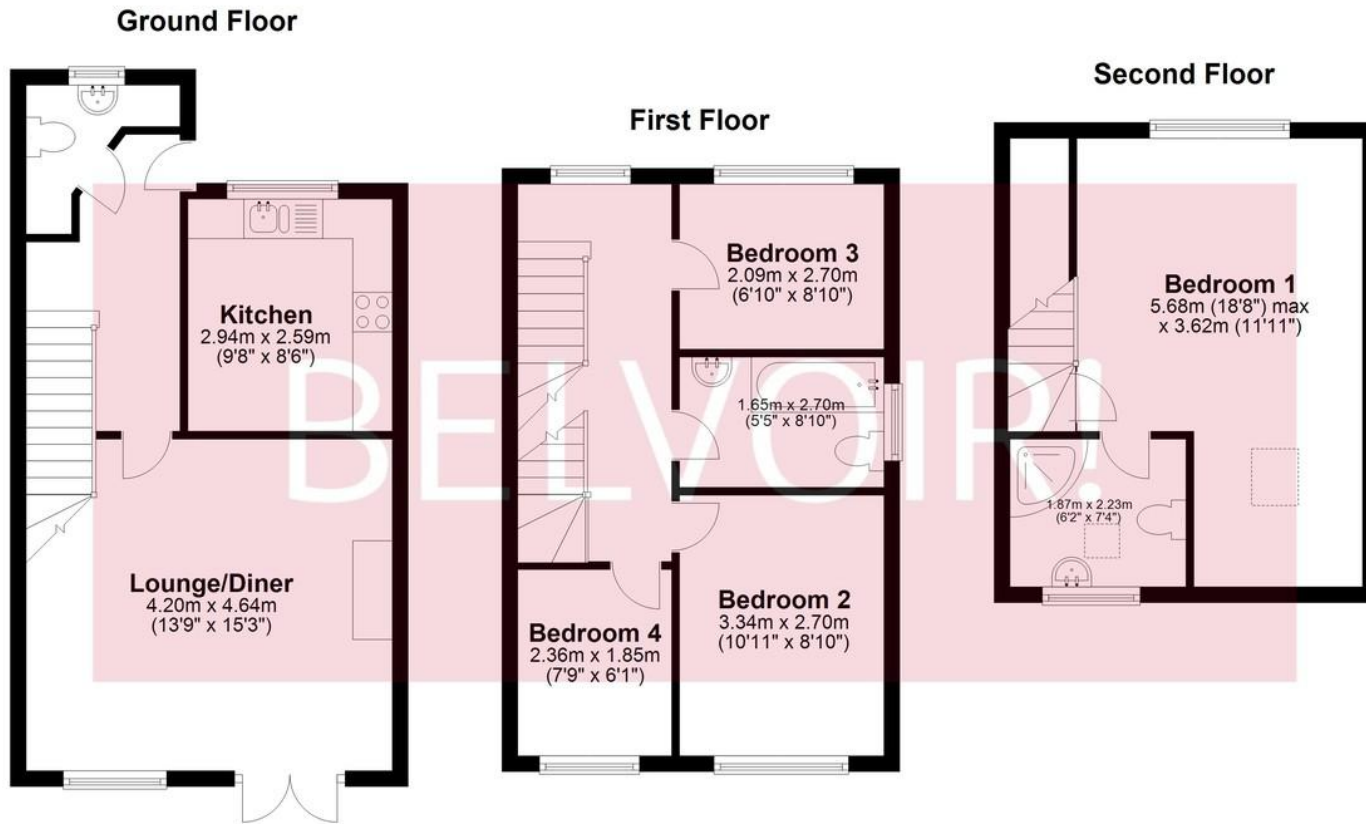
BEDROOM ONE 18' 7" x 11' 10" (5.68m x 3.62m) Double glazed window to front, double glazed skylight to rear, carpet to flooring, radiator

EN SUITE 7' 3" x 6' 1" (2.23m x 1.87m) Double glazed skylight to rear, corner shower enclosure, low level WC, pedestal wash hand basin, part tiled walls, radiator, carpet to flooring.

GARAGE Single garage, up and over door, power and lighting, parking to front.

EXTERNAL Front - Gravelled front, laid lawn to side, off road parking to side, access to rear garden.
Rear - Private, fully enclosed, mainly laid to lawn, patio, mature borders.





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)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	