

BELVOIR!

CORNWALL ROAD, KETTERING, NN16 8PD

£220,000 FREEHOLD

COUNCIL TAX C





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

The ground floor provides a bright & airy breakfast kitchen with ample work surfaces & space for appliances to the rear, with French doors opening on to the garden. A cloakroom & access to the garage is also available on the ground floor.

The first floor is home to the lounge with full length windows bringing natural light to the space, bedroom three which is double in size & enjoys a balcony to the front & three-piece family bathroom.

A further two bedrooms are located on the top floor with master bedroom enjoying a private balcony to rear & en suite making it a perfect oasis from modern life & a final bedroom with full length windows & over stairs storage.

Externally you will find an integrated garage to front with off road parking for one vehicle & a fully enclosed garden to the rear which is mainly laid to lawn with patio.

Viewing is advised to fully appreciate the space this property has to offer.

EPC Rating C.



ENTRANCE HALL Double glazed door to front, carpet to flooring, access to garage, stairs raising to first floor.

KITCHEN/BREAKFAST ROOM 15' 2" x 12' 10" (4.64m x 3.93m) Double glazed French doors opening onto garden. Double glazed windows to rear and side. Kitchen comprising of wall and base units, granite effect work surfaces over, four ring gas hob, electric oven, space for washing machine, space for dishwasher, integrated fridge/freezer, boiler, radiator, vinyl flooring.

CLOAKROOM 5' 11" x 2' 11" (1.82m x 0.89m) Low level WC, pedestal wash hand basin, radiator, part tiled walls, extractor fan, vinyl to flooring.

FIRST FLOOR LANDING Carpet to flooring, stairs rising to second floor, stairs descending to ground floor.

LIVING ROOM 15' 5" x 15' 3" (4.7m x 4.66m) Double glazed windows to rear, carpet to flooring, radiator, TV point, Internet point, carpet to flooring.

BEDROOM TWO 14' 7" x 8' 2" (4.47m x 2.51m) Double glazed French doors opening on to balcony, carpet to flooring, radiator.

SECOND FLOOR LANDING Carpet to flooring, stairs descending to first floor.

BEDROOM ONE 15' 2" x 9' 6" (4.64m x 2.9m) Double glazed French doors opening onto balcony, carpet to flooring, radiator.



EN SUITE 6' 9" x 5' 4" (2.08m x 1.64m) Double shower enclosure, mains shower, concealed WC, wash hand basin set into vanity unit, heated towel rail, shave point, part tiled walls, vinyl to flooring.

BEDROOM THREE 11' 1" x 8' 11" (3.4m x 2.74m) Full length double glazed window to front, carpet to flooring, over stairs cupboard, radiator.

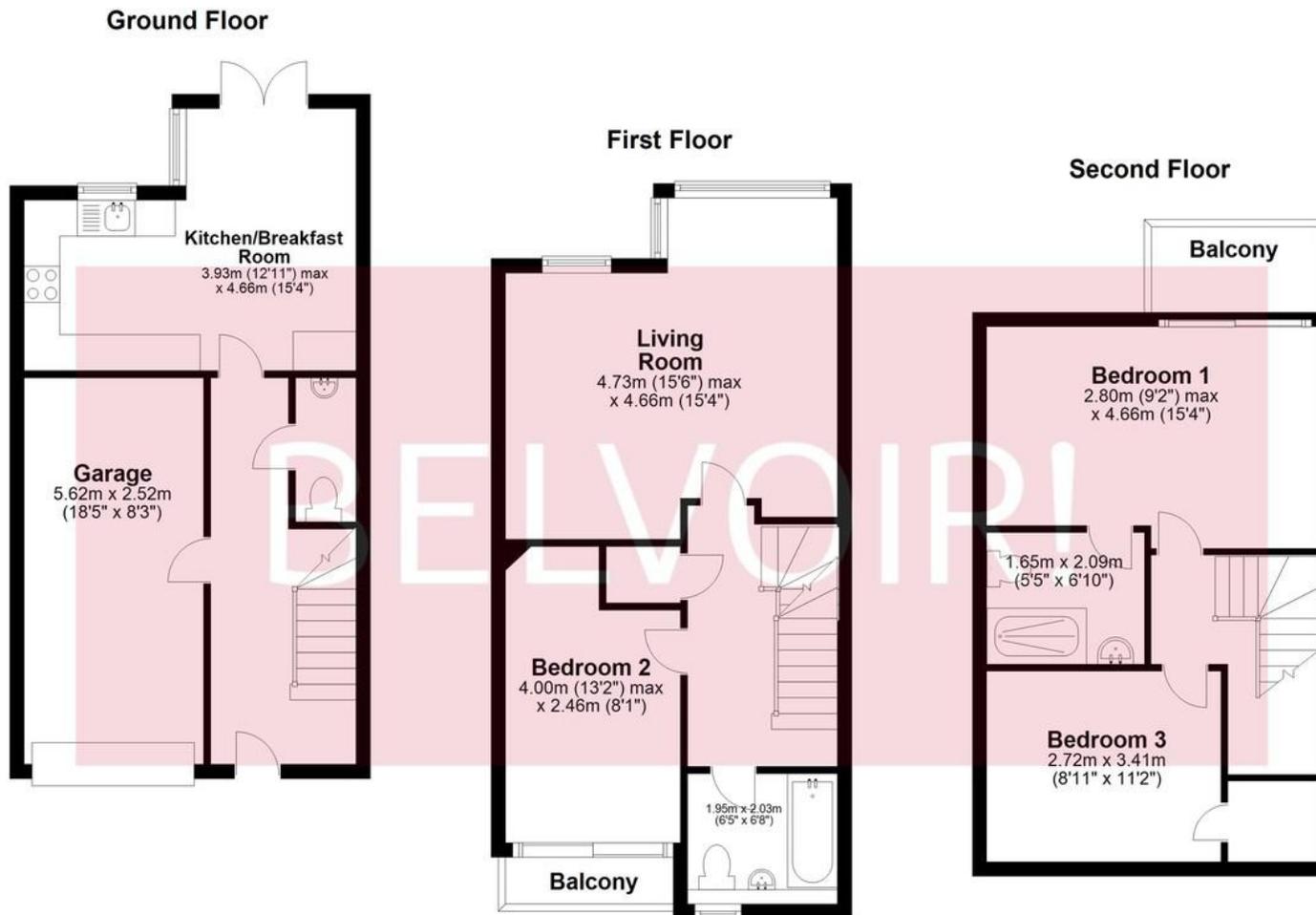
BATHROOM 6' 6" x 6' 5" (2m x 1.98m) Double glazed window to front, panelled bath, telephone shower attachment, concealed WC, wash hand basin set into vanity unit, heated towel rail, shave point, part tiled walls, vinyl to flooring.

GARAGE 18' 4" x 8' 2" (5.6m x 2.5m) Up and over door to front, power and lighting, access into entrance hall.

EXTERNAL Front - Off road parking, access to garage.

Rear - Fully enclosed rear garden, patio, laid lawn.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(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	

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Plan produced using PlanUp.