

BELVOIR!

BROADWAY, KETTERING, NN15 6DD

OFFERS IN EXCESS OF £335,000 FREEHOLD COUNCIL TAX C





Situated on the tree lined Broadway is this impressive five double bedroom Victorian terrace which provides over 2000 sq ft of accommodation over four floors creating room for all the family.

The bay fronted living room is both moody & cosy with original features including ceiling rose & picture rails along with a log burner which is perfect for those winter nights in. The original exposed floorboards & original doors create a wonderful flow throughout the property from the arched entrance hall to top bedrooms.

The ground floor offers an additional reception room & 18 ft bright & airy fitted kitchen with ample work surfaces creating the ideal space for any keen cook. An additional room & cloakroom are also located on the ground floor. Three bedrooms are located on the first floor of the much-loved home which enjoy some features including feature fireplaces, picture rails & fitted wardrobes with the modern bathroom completing this first floor.

Two further double bedrooms complete the sleeping accommodation on the top floor both with feature fireplaces & fitted wardrobes along with a cloakroom. Access to the dry cellar is from the kitchen which is currently being utilized as storage but could be converted into a teenagers den or cinema room.

Externally you will find a part walled south facing low maintenance garden which is mainly laid to lawn, with gravel path & decking area, perfect for entertaining in the garden. The location of this family residence is second to none as it is nestled within close proximity to Hawthorne Primary School, Kettering Town Centre & East Midlands Train Station.

EPC Rating D.



ENTRANCE PORCH Glazed door to front. Minton style flooring, glazed door opening into property.

ENTRANCE HALL Glazed door to front, original exposed floorboards, stairs ascending to first floor.

LIVING ROOM 15' 11" x 13' 3" (4.87m x 4.04m) Double glazed bay window to front, multi fuel burner, original exposed floorboards, picture rails, ceiling rose, radiator, TV point.

DINING ROOM 12' 9" x 10' 9" (3.89m x 3.3m) Double glazed French doors opening onto the rear garden, original exposed floorboards, picture rails, ceiling rose, radiator.

KITCHEN/BREAKFAST ROOM 18' 2" x 9' 10" (5.54m x 3.02m) Double glazed windows to side. Kitchen comprising of wall and base units, granite effect work surfaces over, ceramic four ring hob, electric oven, integrated slimline dishwasher, space for washing machine, space for fridge/freezer, tiled splashbacks, radiator, vinyl to flooring, door to cellar.

UTILITY ROOM 6' 11" x 5' 3" (2.13m x 1.62m) Double glazed window to rear, wooden door opening onto garden, quarry tiled flooring with carpet squares over.

CLOAKROOM 5' 3" x 2' 6" (1.61m x 0.77m) Double glazed window to side, low level WC, wall mounted wash hand basin, tiled splashbacks, quarry tiled flooring.

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

BEDROOM TWO 16' 9" x 12' 11" (5.13m x 3.95m) Double glazed window to front, feature fireplace, original exposed floorboards, built in wardrobe, radiator.

BEDROOM FOUR 12' 9" x 10' 11" (3.9m x 3.33m) Double glazed window to rear, feature fireplace, original exposed floorboards, built in wardrobe, radiator.



BEDROOM FIVE 14' 9" x 9' 9" (4.5(2.51)m x 2.99m) Double glazed window to rear, carpet to flooring, radiator, Internet point, loft access.

BATHROOM 9' 4" x 5' 10" (2.86m x 1.79m) Double glazed window to side, panelled bath, telephone style shower attachment, electric shower over, wash hand basin set into vanity unit, low level WC, heated towel rail, part tiled walls, tiled flooring.

SECOND FLOOR LANDING Double glazed window to rear, carpet to flooring.

BEDROOM ONE 16' 9" x 12' 11" (5.13m x 3.94m) Double glazed window to front, feature fireplace, built in wardrobe, radiator, carpet to flooring.

BEDROOM THREE 12' 11" x 10' 11" (3.96m x 3.34m) Double glazed window to rear, radiator, original exposed floorboards.

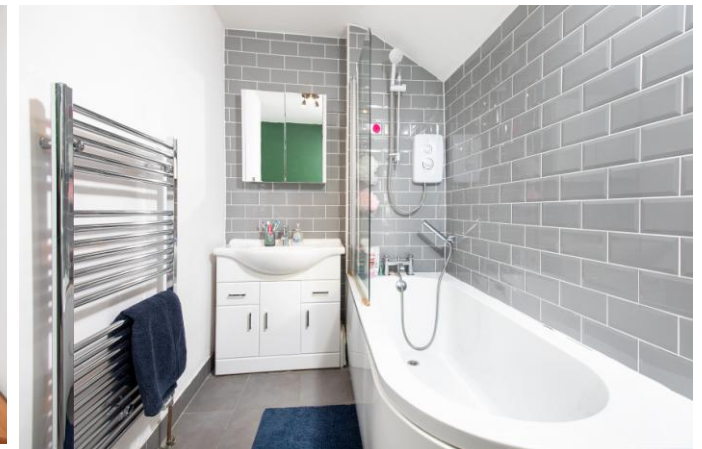
CLOAKROOM TWO 5' 7" x 2' 1" (1.72m x 0.64m) Low level WC, wall mounted wash hand basin, tiled splashbacks, radiator, original exposed floorboards, loft access.

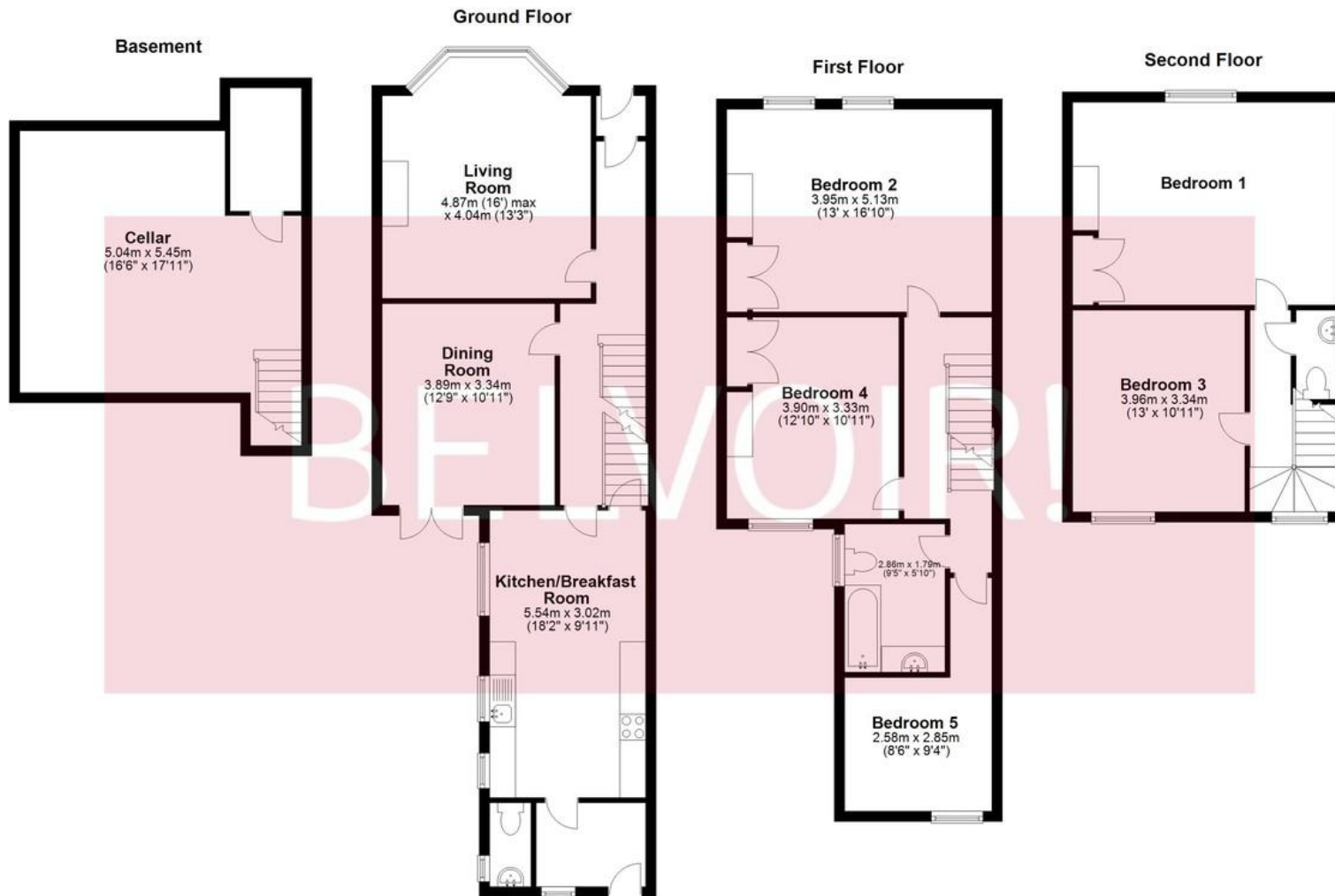
EXTERNAL Front - Walled frontage, laid gravel.

Rear - South facing, part walled garden, decking, laid lawn, woodchip borders, gravelled path, rear access.

CELLAR 17' 9" x 16' 6" (5.43m x 5.04m) Dry cellar, vinyl to flooring, storage cupboard, gas meter, electric meters.

AGENTS NOTES The property has a newly installed boiler, covered well in rear garden, bin access to rear between property numbers 9-13.





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		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	