

# BELVOIR!

DEEBLE ROAD, KETTERING, NN15 7AB

£250,000 FREEHOLD

COUNCIL TAX B





This wonderful three bedroom family residence set within close proximity to the Kettering Town Centre & Kettering Science Academy & with original features throughout.

The ground floor enjoys two receptions with a bay fronted living room with granite surround, gas fireplace & picture rails flowing into the dining room with Bi-Fold doors onto the rear garden. The modern kitchen is compact & functional with wall & base units with stone effect work surfaces.

The first floor is home to three bedrooms, with two being double in size & are complemented with a three piece bathroom with airing cupboard & panelled bath with shower over.

Externally you will find a fully enclosed frontage which is mainly laid to lawn with access to the garage & off road parking for two vehicles. The private rear garden is mainly laid to lawn with raised patio and secure lawn.

Viewing is advised to fully appreciate the accommodation this home has to offer.



EPC Rating E.

**ENTRANCE PORCH** Double glazed French doors to front, tiled flooring.

**ENTRANCE HALL** Single glazed windows to front, single glazed stain glass door, original hardwood flooring, radiator, under stairs cupboard, stairs ascending to first floor.

**LIVING ROOM** 13' 4" x 10' 11" (4.07m x 3.35m) Double glazed bay window to front, picture rails, carpet to flooring, radiator, gas fire with granite surround.

**DINING ROOM** 11' 6" x 11' 0" (3.51m x 3.36m) Double glazed Bi-fold doors to rear, picture rails, carpet to flooring, radiator.

**KITCHEN** 10' 4" x 5' 10" (3.16m x 1.78m) Double glazed window to side, double glazed door to side. Kitchen comprising of wall and base units, wood effect work surfaces over, double oven, cooker hood over, induction four ring hob, stainless steel bowl and half sink with drainer, tiled splash backs, space for fridge/freezer, space for washing machine, radiator, vinyl to flooring.

**FIRST FLOOR LANDING** Double glazed stained glass window to side, carpet to flooring, loft access.

**BEDROOM ONE** 13' 11" x 11' 1" (4.25m x 3.38 m) Double glazed bay window to front, picture rails, radiator, carpet to flooring.

**BEDROOM TWO** 11' 6" x 11' 1" (3.52m x 3.38m) Double glazed window to rear, picture rails, radiator, carpet to flooring.

**BEDROOM THREE** 7' 9" x 5' 11" (2.37m x 1.82m) Double glazed window to rear, picture rails, radiator, carpet to flooring.

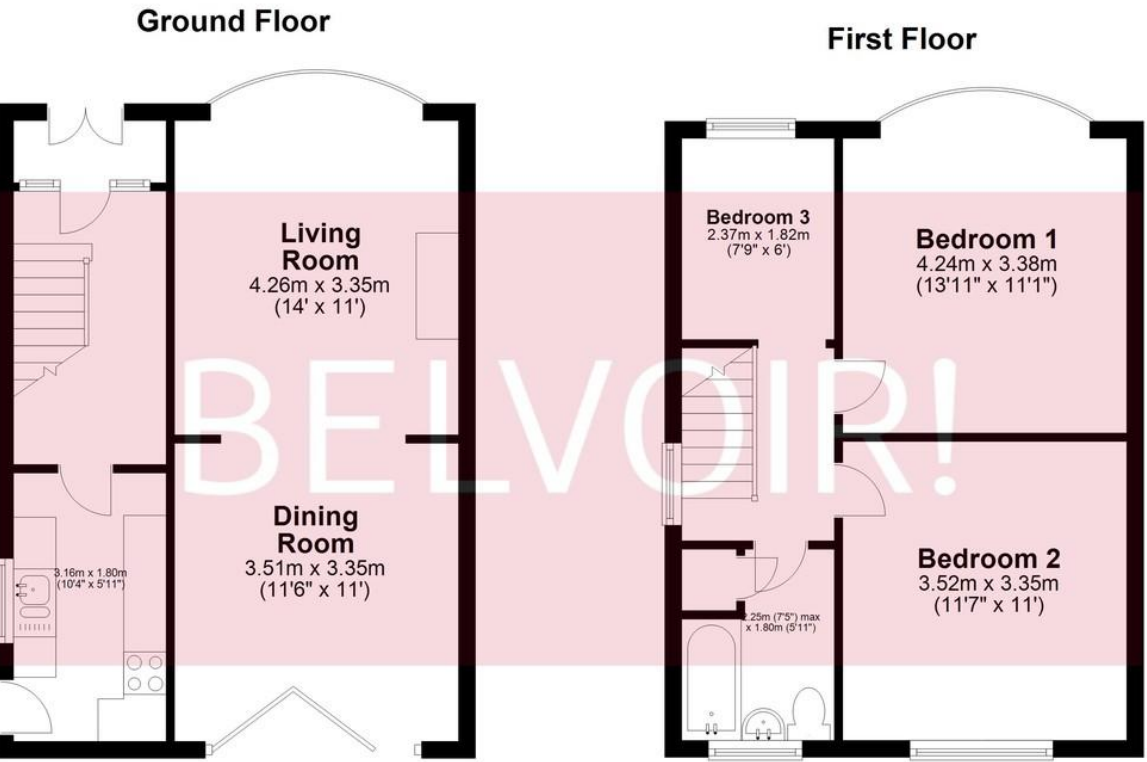
**BATHROOM** 7' 4" x 5' 10" (2.25m x 1.8m) Double glazed window to rear, panelled bath, electric shower over, pedestal wash hand basin, low level WC, airing cupboard, cast iron radiator, fully tiled vinyl to flooring.

**GARAGE** Up and over door, power and lighting, off road parking to front.

**EXTERNAL** Front - Fully enclosed frontage, mainly laid lawn, access to rear, garage and off road parking.

Rear - Fully enclosed, decking, laid lawn, access to garage.





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>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(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	