



HARWOODS

Chartered Surveyors & Estate Agents



59 Donnington Road, Kettering
NN15 5WN

£255,000 Freehold

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59 Donnington Road, Kettering, NN15 5WN

A modern three bedroom semi-detached house situated within the popular small town of Burton Latimer and within a short drive of the A14, A45 and Rushden Lakes shopping/leisure facilities. The house is available with no onward chain.

The accommodation includes a hallway, good sized lounge/diner with French doors to the garden, kitchen, downstairs cloakroom/WC, three bedrooms (2 doubles and a single), en suite shower room/WC and family bathroom.

Other property features include solar panels that saves energy by pre-heating the domestic hot water, gas radiator central heating, UPVC double-glazing, a sunny aspect south-west facing garden and a good length driveway providing off road parking for two cars.

The house is well presented and we expect this property to be popular. An early viewing is therefore advisable to avoid missing this home. Harwoods are the sole selling agents.

Estate Management Charge

The property is subject to an estate management charge which is currently £116.52 for period of 1st December 2025 to 30th November 2026.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Entrance door with double-glazed inset panel. radiator, cloak cupboard, stairs to first floor and doors off to:

Cloakroom/WC

White suite comprising WC and pedestal washbasin. Radiator, tiled floor and extractor fan.

Lounge/Diner

15'0" max x 14'6" max (4.57m max x 4.42m max)

Two radiators, under-stairs storage cupboard and UPVC double-glazed French doors to the garden with UPVC double-glazed panels flanking.

Kitchen

12'2" x 8'0" max (3.71m x 2.44m max)

Single drainer stainless steel sink, base cupboards, wall cupboards and work-surfaces. Electric oven, gas hob and extractor hood. Tiled floor, plumbing for washing machine, double radiator, Ideal Logic gas central heating boiler and UPVC double-glazed window to the front.

First Floor Landing

Radiator, loft access and airing cupboard housing the pressurised hot water cylinder. Doors off to all bedrooms and bathroom.

Bedroom 1

13'9" max x 8'5" (4.19m max x 2.57m)

Radiator and UPVC double-glazed window to the rear. Door off to en suite.

En Suite Shower Room

White suite comprising WC, pedestal washbasin and shower. Radiator, tiled floor, shaver point and part tiled walls.

Bedroom 2

10'2" x 8'6" (3.10m x 2.59m)

Radiator and UPVC double-glazed window to the front.

Bedroom 3

8'10" x 6'3" (2.69m x 1.91m)

Radiator and UPVC double-glazed window to the rear.

Bathroom

White suite comprising WC, pedestal washbasin and bath with shower mixer tap. Tiled floor, extractor fan and UPVC double-glazed window to the front.

Outside

24'0 wide x 31'6" max deep approx garden (7.32m wide x 9.60m max deep approx garden)

Front garden with shrubs and paved path to the front door. Double length tarmac side drive with space for two cars. Outside water tap for car washing and a side gate gives access on foot to the rear garden. The rear garden has a sunny south-west aspect and has a lawn, patio, storage shed and storage box.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

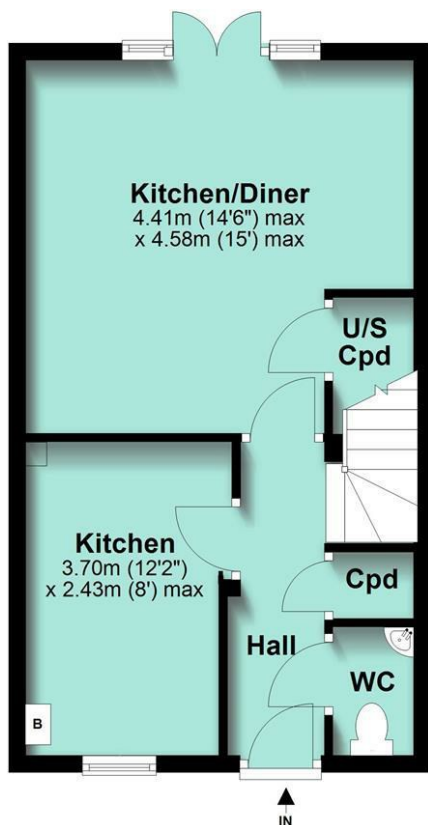




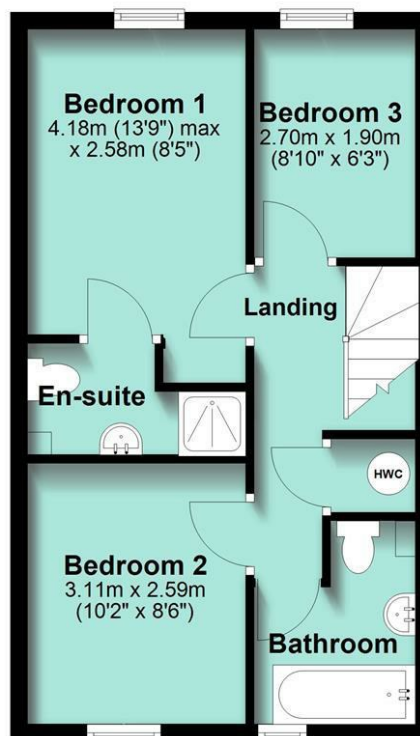
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Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	