

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ  
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk  
www.primechoiceproperties.co.uk



## Chatsworth Avenue

Kettering, Northants, NN15 6XN

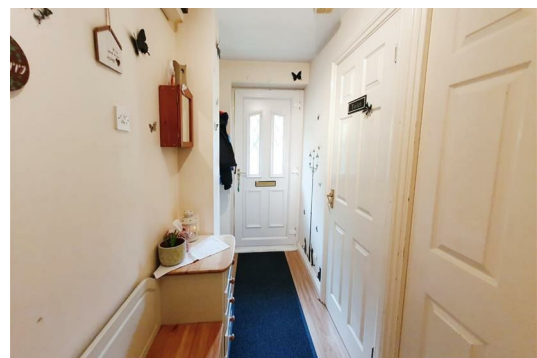
£280,000



Prime Choice are delighted to offer to the market this ideal family home. Situated with easy access to the A14 on the popular Venture Park. This detached property comes with gas central heating and double glazing. The accommodation comprises of lounge, kitchen/diner and downstairs wc on the ground floor. Upstairs are three good sized bedrooms, master bedroom benefiting from an en-suite and a family bathroom. Outside are mature garden to the front and rear and a garage with off road parking.

Council Tax: C  
EPC: D

For FAQs, information about council tax and local schools, area guides and to join our mailing list, visit our website [www.primechoiceproperties.co.uk](http://www.primechoiceproperties.co.uk).



### Entrance Hall

Enter property through a UPVC front door, laminate flooring, white wooden doors to downstairs wc and lounge, carpeted stairs leading to first floor, fuse box, smoke alarm and light fitting

### Downstairs WC

Window to front aspect, low level wc, hand wash basin and small radiator

### Lounge

14'5" x 11'5" (4.4 x 3.5)

Leading off the entrance hall, UPVC window to front aspect, carpeted flooring, light fitting, door leading to kitchen/diner, radiator

### Kitchen/Dining room

9'6" x 18'0" (2.9 x 5.5)

Window and sliding patio doors to rear aspect, vinyl flooring, range and white wall and base units, grey work surface incorporating stainless steel sink unit with chrome mixer, 4 ring hob and oven underneath. extractor hood, space for white goods, spot lights, under stairs cupboard and radiator

### Landing

Carpeted stairs leading from entrance hall, doors leading to rooms, wooden banister, cupboard housing boiler, light fitting, loft hatch

### Bedroom 1

8'10" x 9'6" (2.7 x 2.9)

Door leading to en-suite, doubled glazed window to front, built in wardrobes, light fitting, radiator

### En-Suite

White wooden door from bedroom, vinyl flooring, low level wc, wash hand basin, shower cubicle with shower from mains, part tiled walls, window to front aspect, radiator

### Bedroom 2

7'10" x 8'6" (2.4 x 2.6)

Double Glazed window to rear, radiator, light fitting

### Bedroom 3

6'6" x 8'2" (2 x 2.5)

Double Glazed window to rear, radiator, light fitting

### Bathroom

5'6" x 6'2" (1.7 x 1.9)

Double glazed window to side aspect, bath unit with shower above, wash hand basin, low level wc, part tiled walls, vinyl flooring, light fitting and radiator

### Rear Garden

Outside is a laid patio from the kitchen, large lawn area, fencing surround, mature shrubs and trees, gate to side access.

### Front Garden

Slab steps leading to brick and wooden built porch, mature shrubs, bark covered flowerbed, driveway leading to garage.

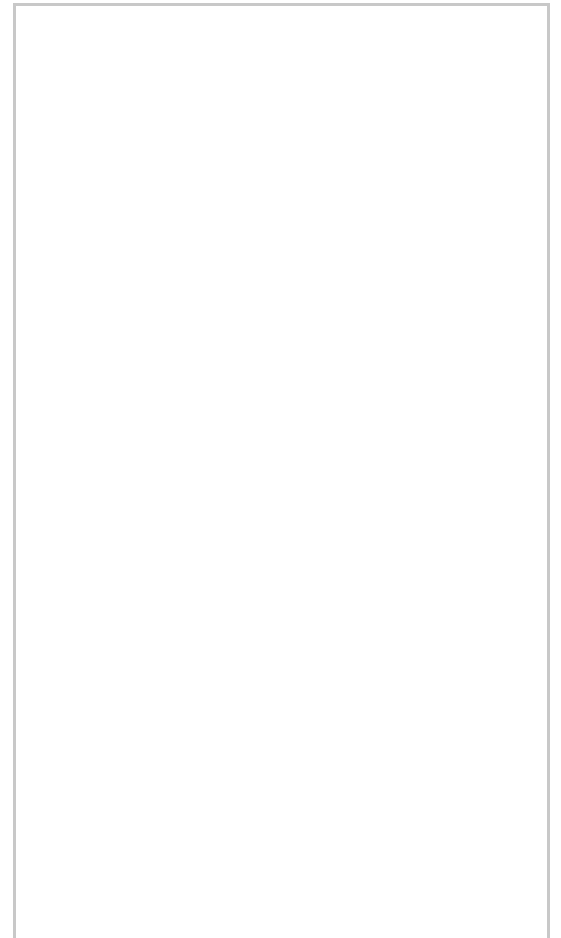
### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

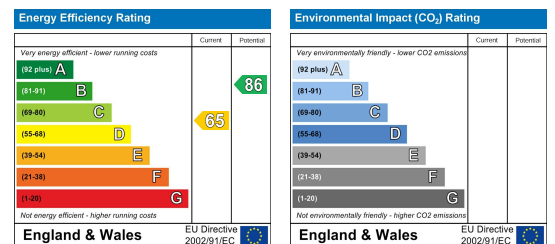
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

