

**14 Tentsmuir Close**

**KETTERING  
NN16 9FR**

**Guide Price £285,000**



- NO ONWARD CHAIN
- THREE BEDROOMS
- SEPARATE DINING ROOM
- CLOSE TO LINEAR WALKING AREA
- VACANT POSSESSION

- DETACHED FAMILY HOME
- TWO BATHROOMS
- DECORATED THROUGHOUT WITH NEW CARPETS
- GARAGE AND OFF ROAD PARKING
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

Located in a peaceful residential close, this modern detached property has recently been redecorated with new carpets throughout, bringing a fresh, cohesive finish to each room. With bright, spacious interiors, low-maintenance gardens, a private driveway, and a garage, this home provides both comfort and practicality. Combined with convenient access to local amenities makes this property a must view.

The ground floor includes two separate reception rooms and a well laid out kitchen. Upstairs benefits from three generously sized bedrooms, a family bathroom and en-suite to bedroom one providing ample accommodation for family and guests.

Outside, the property features a garage and off road parking for up to two vehicles. A nearby linear walking path offers easy access to green space ideal for dog owners or those who enjoy a daily stroll.

This property presents a wonderful opportunity for families, professionals, or anyone seeking a comfortable and welcoming home in a quiet yet well connected location.

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC door with two obscure inset windows, tiled flooring.

### **Lounge**

14'6" x 12'3" (4.42 x 3.74)

UPVC double glazed bay window to the front aspect, feature gas fire is set within a surround and mantle, includes ceiling coving and an open archway leading into the dining area.

### **Dining Room**

11'4" x 7'10" (3.47 x 2.41)

UPVC double glazed French doors provide access to the rear garden.

### **Kitchen**

11'3" x 7'2" (3.45 x 2.19)

UPVC double glazed window overlooks the rear, UPVC half-panel obscure glazed door provides access to the side, kitchen is fitted with wooden Shaker-style wall and base units with drawers, topped with granite work surface and splashbacks, appliances include an integrated Neff oven and Neff induction hob, with a stainless steel extractor hood stainless steel splashback. There is space and plumbing for both a washing machine and a dishwasher, under-stairs storage area.

### **Downstairs Cloakroom**

UPVC double glazed window to the front aspect, low level WC, wall mounted wash basin.

## **First Floor**

### **First Floor Landing**

UPVC double glazed window to the side aspect, access to the loft is via a ceiling hatch, airing cupboard provides additional storage.

### **Bedroom One**

12'2" x 8'3" (3.72 x 2.54)

UPVC double glazed window to rear aspect.

### **En-Suite to Bedroom One**

6'8" x 4'7" (2.04 x 1.41)

Obscure UPVC double glazed window to the side aspect, shower cubicle fully tiled from floor to ceiling, ceramic sink set within a vanity unit, low level WC, tiled splashbacks.

### **Bedroom Two**

11'2" max x 8'11" (3.41 max x 2.72)

UPVC double glazed window to front aspect.

### **Bedroom Three**

8'7" x 6'10" (2.62 x 2.09)

UPVC double glazed window to rear aspect.

### **Family Bathroom**

7'6" x 6'2" (2.29 x 1.88)

Obscure UPVC double glazed window to the front aspect, white suite includes a panelled bath with handheld shower attachment, ceramic sink set within a vanity unit, and a low level WC.

### **Externally**

#### **Front Garden**

The front garden is laid to lawn with an established hedgerow, mature bushes, and a tree., side gate provides access to the rear garden, while a path leads to the driveway and garage.

#### **Rear Garden**

The rear garden is mainly laid to lawn with a large patio area, ideal for outdoor seating or dining, established bushes and shrubs provide natural planting, fully enclosed by wooden panel fencing, offering privacy and security, wooden shed provides additional storage, steps leading to a rear door into the garage.

#### **Single Garage**

The garage features an up and over door, with power and lighting connected, security light is installed, off-road parking for two vehicles.

### **Agents Notes**

Local Authority: North Northamptonshire

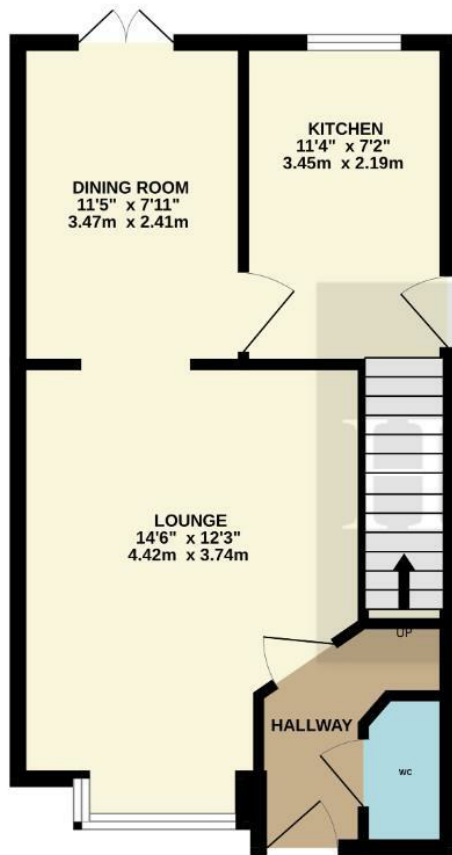
Council tax Band: C



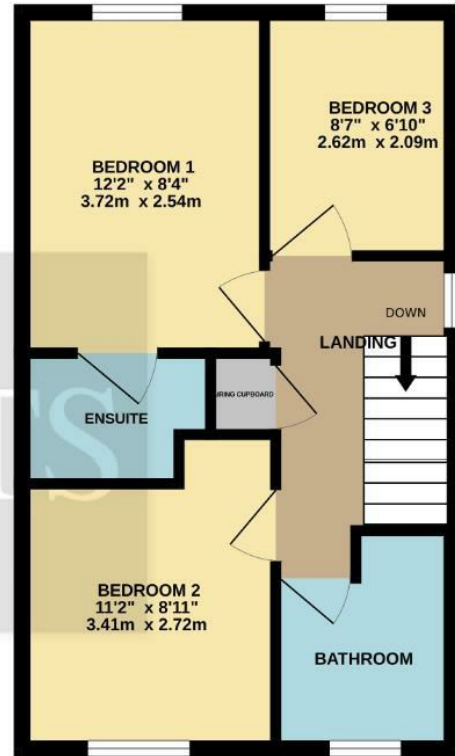




GROUND FLOOR



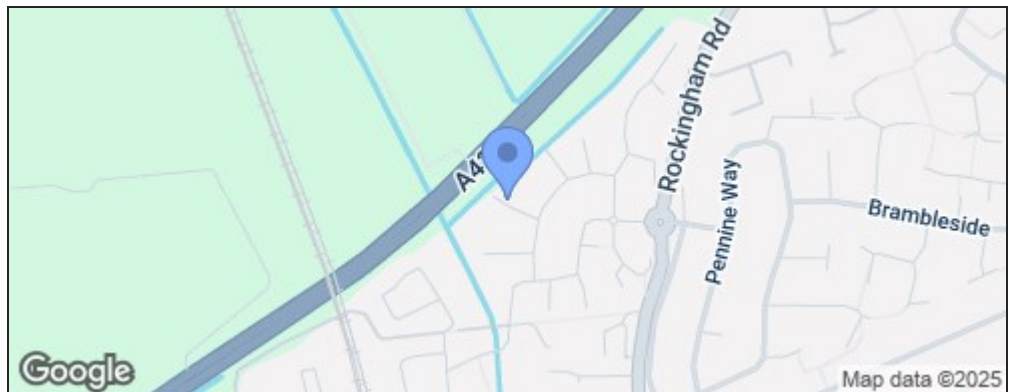
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>68</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |



#### Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.