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

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

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.

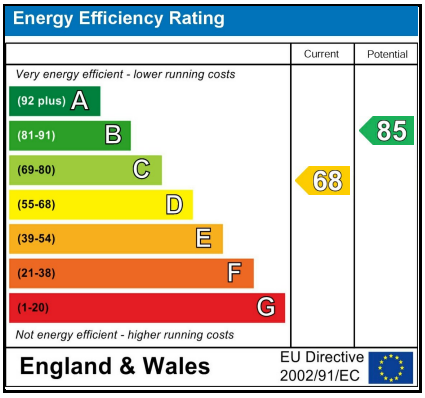
Rear Garden
The rear garden is mainly laid to lawn with a large patio area, ideal for outdoor seating or dining, established bushes and shrubs provide natural planting, fully enclosed by wooden panel fencing, offering privacy and security, wooden shed provides additional storage, steps leading to a rear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

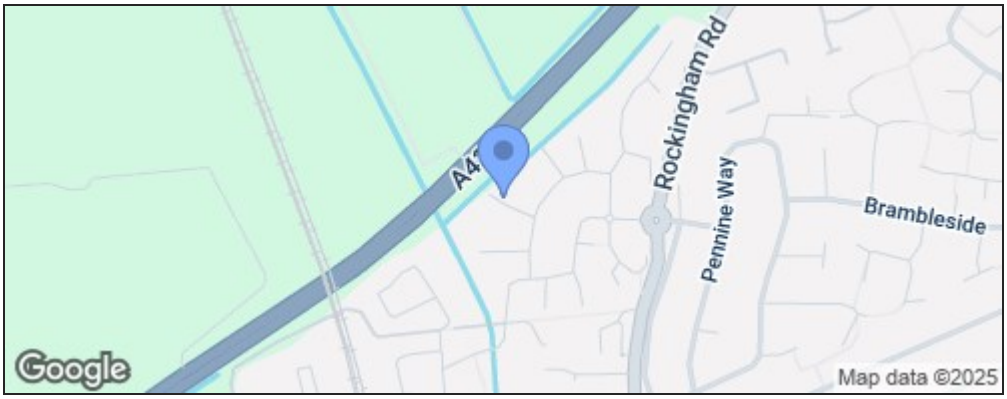
Single Garage
The garage features an up and over door, with power and lighting connected, security light is installed, off-road parking for two vehicles.

Agents Notes
Local Authority: North Northamptonshire
Council tax Band: C

LINEAR PARK
WALKING PATHS
YOU ARE HERE
KEY:
PROLOGIS

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.
Made with Metropix ©2025





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 firms employment has the authority to make or give any representation or warranty in respect of the property.