



34 Bryant Road, Kettering NN15 6JG

Asking Price £225,000

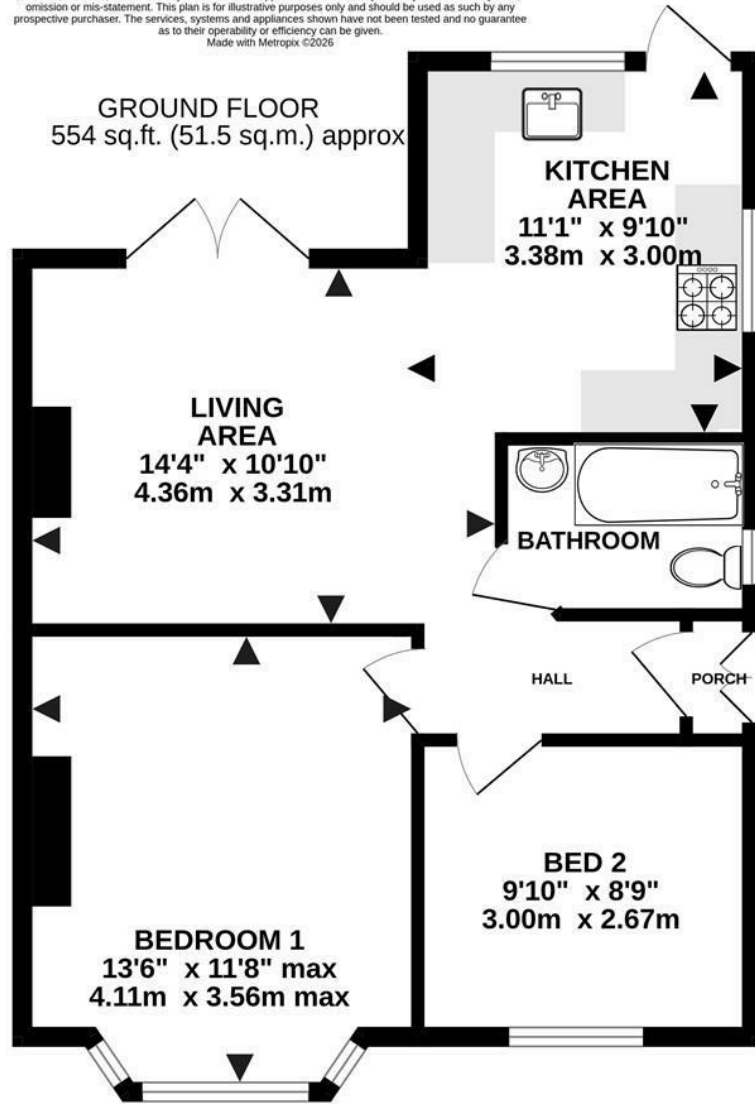
Beautifully presented and thoughtfully redesigned, this bay-fronted semi-detached bungalow is arranged for comfortable, modern living. The bright living room opens through double doors to a decked seating area and the long rear garden—ideal for relaxing or entertaining. Inside, you'll find a contemporary fitted kitchen with integrated appliances and a modern bathroom with a shower over the bath, complemented by gas central heating and PVC double glazing. Outside, the rear garden enjoys a good level of privacy, while the front provides convenient off-road parking. Situated on the south side of Kettering, the property is close to a local shop and within a short walk of Pytchley Road, offering easy access to Wicksteed Park. Kettering town centre is around one mile away, with the railway station approximately 1.3 miles.

Tenure: Freehold
Energy Rating: E
Council Tax Band: B

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TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

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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- Bay-fronted semi-detached bungalow, redesigned for modern living
- Living room with double doors to decked area and long rear garden
- Contemporary kitchen with appliances
- Modern bathroom with shower over bath
- Gas central heating and PVC double glazing
- Off-road parking; south Kettering location near Wicksteed Park, town centre (~1 mile) and rail station (~1.3 miles)

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		40	88
		EU Directive 2002/91/EC	



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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