



41 Netherfield Road, Kettering NN15 6DY

£275,000

A well-presented four-bedroom semi-detached house with a long rear garden, offering spacious and versatile family accommodation across three floors. The ground floor features a bay-fronted living room with a log burner, an extended dining kitchen, a spacious PVC double-glazed conservatory and a separate WC. On the first floor there are three bedrooms and a family shower room/WC. The second floor loft conversion provides a fourth bedroom with south-facing skylights and an additional bathroom/WC. Further benefits include gas-fired central heating and PVC double glazing.

The property is situated in a sought-after area, convenient for local shops, schools, Tresham Institute, Wicksteed Park and a pub. Kettering town centre and the mainline railway station are both under a mile away.

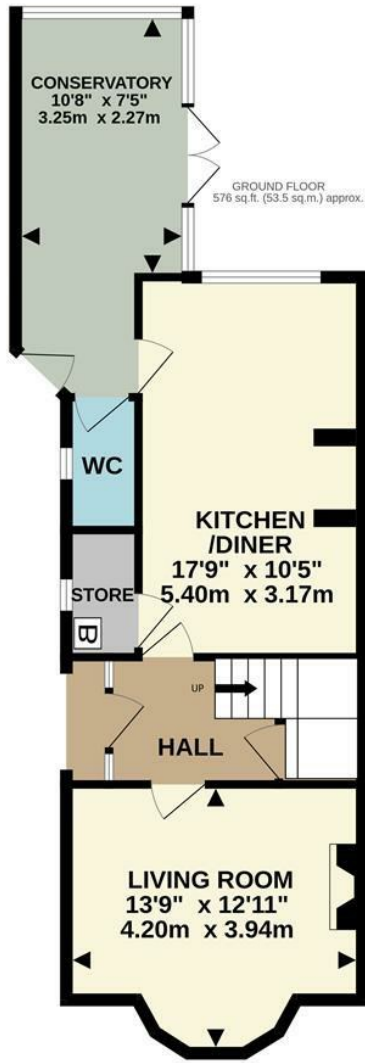
Asking Price

Tenure: Freehold

Energy Rating:

Council Tax Band: B

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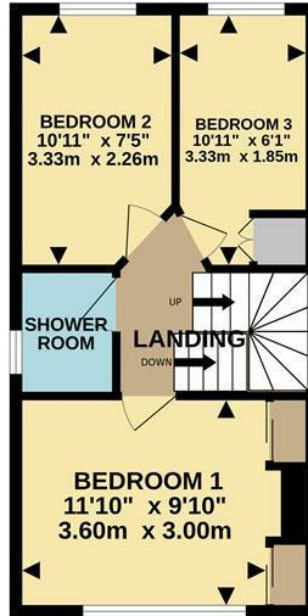


INCLUDES CONSERVATORY AND EAVES STORAGE AREA

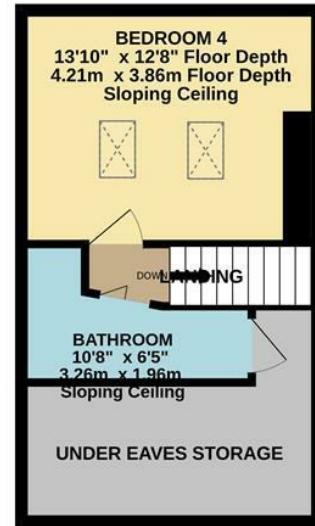
TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

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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1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

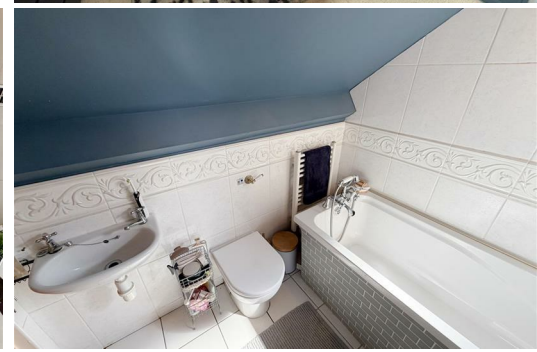


2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



- Four-bedroom semi-detached house arranged over three floors
- Long, south facing rear garden ideal for family use
- Bay-fronted living room with log burner
- Extended dining kitchen and spacious PVC double-glazed conservatory
- Ground floor toilet and 2 bathrooms on upper floors
- Sought-after location close to shops, schools, Wicksteed Park, Tresham Institute, the town centre and mainline railway station

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	



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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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