



63 Willow Road, Kettering, NN15 7BA



**STUART
CHARLES**
ESTATE AGENTS

£250,000

Stuart Charles are delighted to offer FOR SALE with NO CHAIN this renovated THREE bedroom semi detached family home located a short walk from the Town Centre of Kettering. Situated a short walk away from multiple schools and shops an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge, kitchen/diner and utility room. To the first floor are three good sized bedrooms and a three piece family bathroom. Outside to the front is a low maintenance gravel garden which is enclosed by timber fencing to all sides. To the rear a patio area leads up onto a laid lawn and is enclosed by timber fencing to all sides. Call now to view!!.

- NO CHAIN
- SEPERATE DINING AREA
- THREE BEDROOMS
- CLOSE TO TRAIN STATION
- WALKING DISTANCE TO SCHOOLS
- REFITTED KITCHEN
- UTILITY AREA
- LARGE REAR GARDEN
- WALKING DISTANCE TO SHOPS
- LOCATED IN A QUIET AREA

Entrance Hall

Entered via a double glazed door, radiator, stairs rising to first floor landing, door to:

Lounge

11'8 x 11'7 (3.56m x 3.53m)

Double glazed window to front elevation, radiator, tv point.

Kitchen

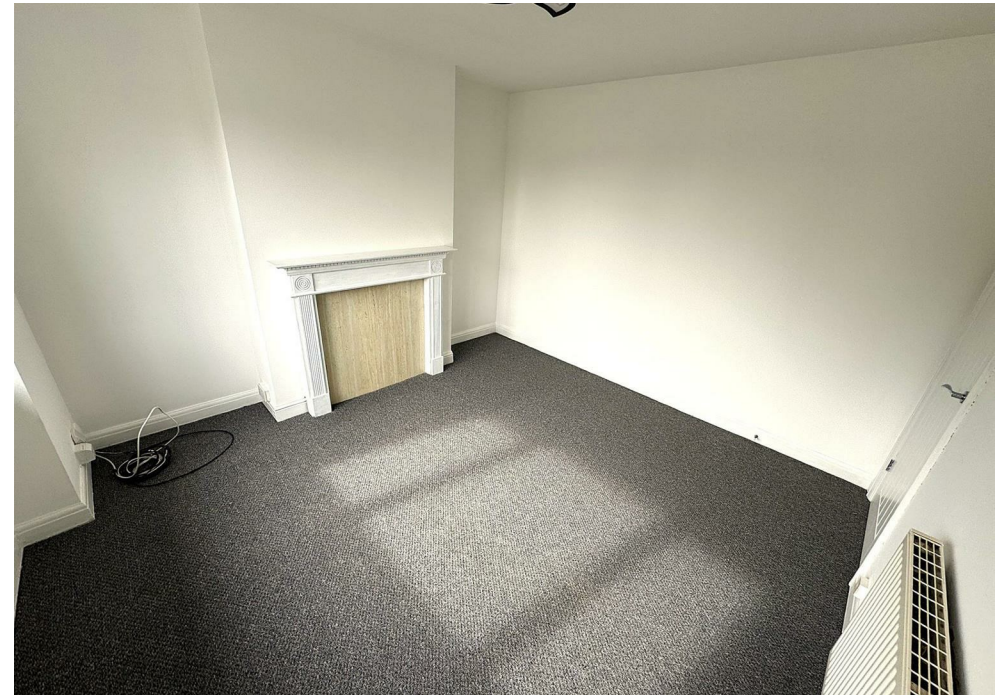
10'11 x 9'11 (3.33m x 3.02m)

Re-Fitted to comprise a range of base and eye level units with an electric hob and extractor, electric oven, space for free standing fridge/freezer, archway to utility, radiator, ceiling spotlights, archway to:

Dining Room

10'0 x 6'2 (3.05m x 1.88m)

Double glazed windows to rear elevation.







Utility Area

7'0 x 5'11 (2.13m x 1.80m)

Fitted with base units and a one and a half bowl steel sink and drainer, plumbing for automatic washing machine, double glazed window to rear elevation, double glazed door to side elevation.

First Floor Landing

Loft access, stairs rising from ground floor, doors to:

Bedroom One

11'9 x 11'5 (3.58m x 3.48m)

Double glazed window to front elevation, radiator.





Bedroom Two

11'0 x 10'2 (3.35m x 3.10m)

Double glazed window to rear elevation, radiator, airing cupboard with combi boiler.

Bedroom Three

8'9 x 7'3 (2.67m x 2.21m)

Double glazed window to front elevation, radiator.

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

Fitted to comprise a three piece suite consisting of a panel bath with a mains feed shower, low level pedestal, low level wash hand basin radiator, double glazed window to rear elevation.

Outside





Front: A low maintenance gravel garden is enclosed by timber fencing to all sides and has gated access to the rear.

Rear: A patio area leads up onto a laid lawn and is enclosed by timber fencing to all sides.





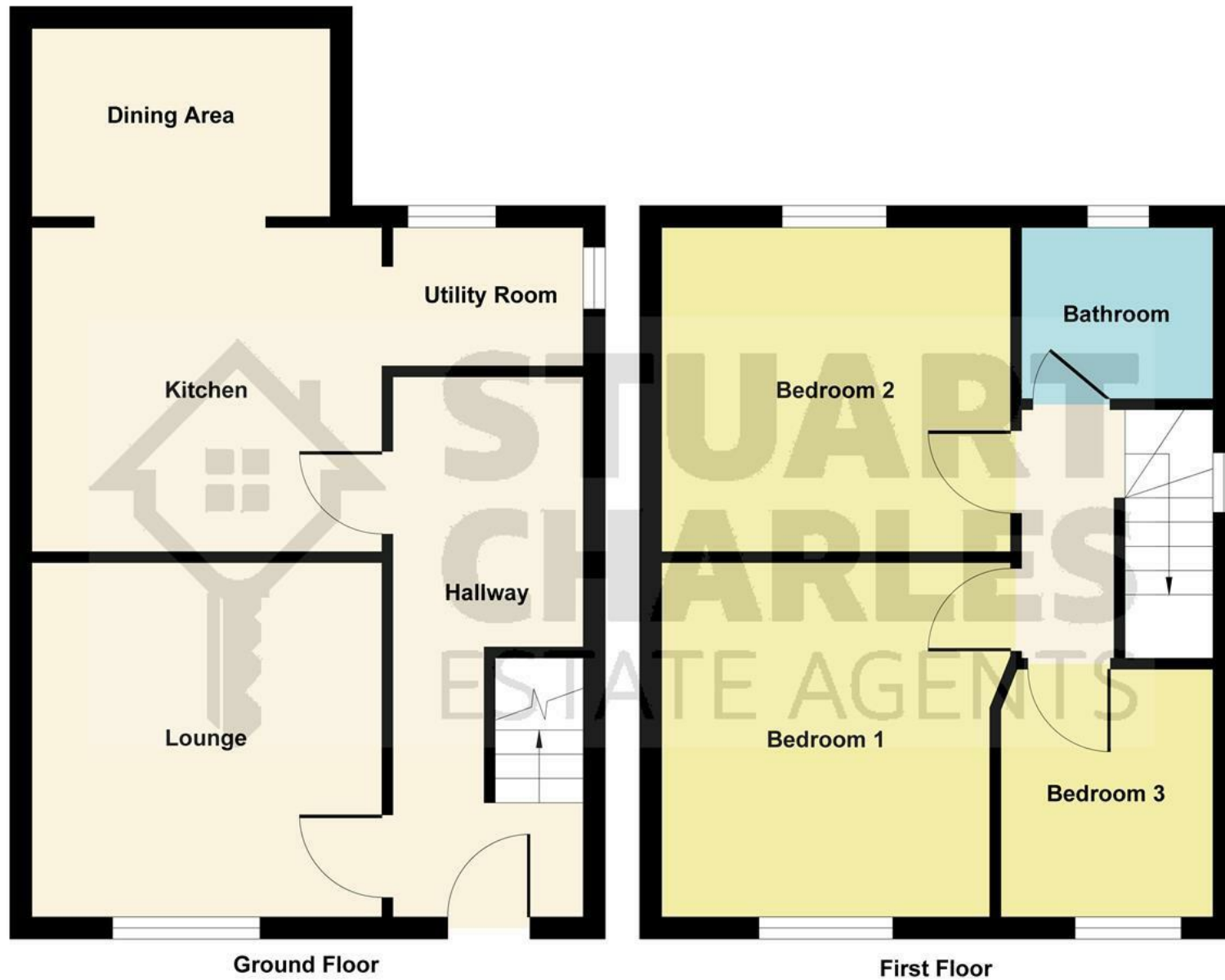


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	69		
(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	