



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Lawson Street, Kettering

"Home from Home"

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"Home from Home"

Tucked away to the end of this quiet street within easy reach of the town centre is this well presented three bedroom end terraced home with much potential. The property is approached over pathway from the street to the foregarden which leads to the front door. The spacious interior includes entrance hallway with guest cloakroom. The cosy living room is a great size and free flows through to the dining area. The kitchen/dining room is well equipped with a range of units and space for appliances. The dining area leads to a conservatory with French doors to the garden terrace. To the first floor are three excellent sized bedrooms, two of which are double in size, and the contemporary bathroom with three piece suite. The private rear garden is easily maintained with lawned area, paved and decked terrace with space for a garden shed. There is also access to a single garage located nearby in a garage block.

- UPVC double glazed windows and doors
- Quiet cul de sac location
- Entrance hall with stairs rising to first floor, doors to rooms, and access to guest cloakroom
- Guest cloakroom with WC and wash hand basin
- Living room, a good size with window to front elevation, free flowing to;
- Kitchen dining room, including a range of eye and base level units with space for appliances and one and a half stainless steel sink and drainer. Sliding doors to;
- Conservatory, an excellent addition with french doors to the garden terrace.
- To the first floor, are three good sized bedrooms, two of which are double in size and benefitting from fitted wardrobes, the third room a good sized single
- Bathroom with modern bathroom suite to include panel enclosed bath with shower over, WC, wash hand basin and chrome heated towel rail

EPC Rating: D COUNCIL TAX: B

Living Room - 4.72m x 2.97m (15'6" x 9'9")

Kitchen/Dining/Family Room - 4.98m x 3m (16'4" x 9'10")

Conservatory - 2.79m x 2.69m (9'2" x 8'10")

Bedroom One - 3.43m x 2.97m (11'3" x 9'9")

Bedroom Two - 3.25m x 2.82m (10'8" x 9'3")

Bedroom Three - 2.24m x 2.18m (7'4" x 7'2")

Bathroom - 2.06m x 1.78m (6'9" x 5'10")





- End of terrace
- Three Bedrooms
- Conservatory
- Quiet Location
- Close To The Town Centre



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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