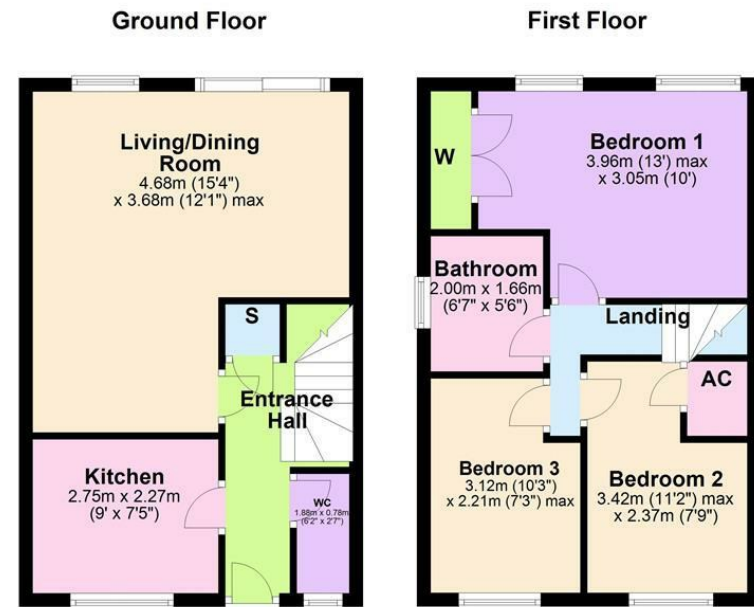


Floorplan and Measurements



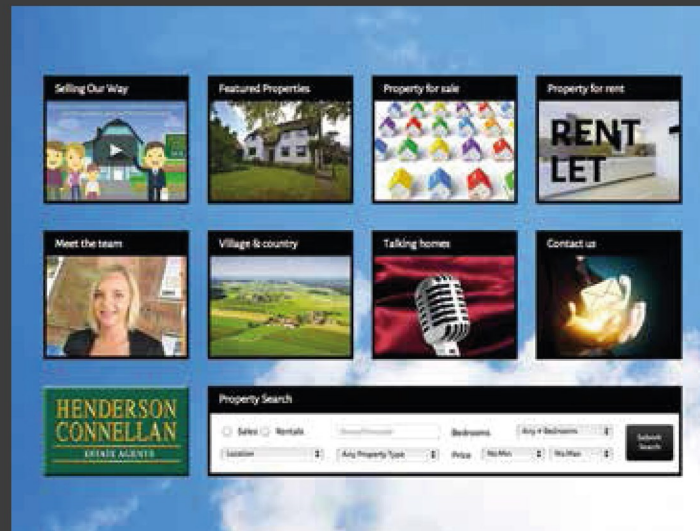
Total area: approx. 63.7 sq. metres (685.8 sq. feet)



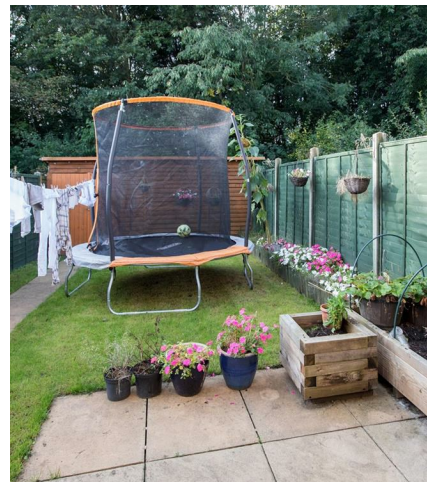
Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Well Connected



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Merrivale Close, Kettering NN15 6FY

£250,000



"Well Connected"

Situated in a quiet location, on the popular Kettering Leisure Village development is this well-proportioned three bedroom home within easy reach of local amenities and schools. The property comprises a welcoming entrance hall with access to the guest cloakroom, a well-appointed kitchen, and a great sized living/ dining space with sliding doors opening onto the garden terrace. Upstairs, expect to find three bedrooms with the principal room benefitting from integral wardrobes and views over the rear garden, finally, to the first floor is the family bathroom fitted with three piece suite. Outside, the property benefits from driveway parking for one car in front of a single garage. The rear garden is a manageable size with plenty of space for seating and a good degree of privacy. Kettering Leisure Village is conveniently situated within close proximity to the town centre and amenities, access to the A14 and within easy reach of the Kettering Train Station which reaches London St Pancras in under an hour.
EPC RATING: D COUNCIL TAX: C

- Gas centrally heated & UPVC double glazed windows
- Entrance hall with access to rooms, stairs rising to first floor, useful downstairs storage
- Guest WC - fitted with WC, and wash hand basin
- Kitchen - equipped with eye and base level units and drawers, single sink and drainer set into roll top worksurface, four ring gas hob with extractor over, electric oven and space for washing machine and fridge freezer (appliances not included)
- Living Room - a good sized room with optional dining space, sliding door to garden terrace
- To the first floor are three bedrooms, the principal room with integral wardrobes
- Bathroom – fitted with WC, pedestal wash hand basin, and panel enclosed bath with shower attachment

Outside

There is parking for one car in front of the single garage with up and over door. The property is approached over a paved pathway with lawned foregarden and access leading to the rear garden. The garden is arranged with low maintenance in mind with a paved terrace, lawned area, and is enclosed by timber fencing