



£210,000 OIEO

4 Sycamore Close Kettering NN16 9ST



Carter Williams
Estate and Letting Agents



Situated within the popular residential area of Sycamore Close, Kettering, this well-presented three bedroom end of terrace property is offered to the market in good order throughout and benefits from no onward chain, making it an ideal purchase for first-time buyers, families, or investors alike.

The accommodation is entered via the front door leading into the entrance hallway, where stairs rise to the first floor. A door from the hallway opens into the spacious main reception room, a comfortable lounge featuring a window to the front aspect, allowing for plenty of natural light. The lounge flows through into the kitchen/diner positioned across the rear of the property. This generous space offers ample work surface area together with a range of base level and wall mounted storage units, plumbing for white goods, and useful built-in under stairs storage. There is also plenty of space for a dining table, making it an ideal area for both everyday living and entertaining. A rear facing window and double doors provide access out onto the enclosed rear garden. Outside, the garden has been designed for low maintenance living with faux turf and fenced boundaries. The garden wraps around to the side of the property where gated access leads directly to the driveway, providing convenient off road parking. To the first floor, the property offers three bedrooms. The principal bedroom enjoys views to the front aspect together with built-in over stairs storage, while the remaining bedrooms overlook the rear garden. The family bathroom comprises a three-piece suite including a low level WC, hand wash basin, and bath with shower over. Completing the first floor is a useful built-in storage cupboard and a side aspect window within the landing area.



Sycamore Close is a pleasant cul-de-sac location offering convenient access to a range of local amenities, schools, shops, parks, and transport links. Kettering town centre and the mainline railway station are within easy reach, providing direct routes to London St Pancras, while nearby road connections including the A14 make commuting straightforward. This is a fantastic opportunity to acquire a well-maintained home in a convenient and popular location. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Council Tax Band: B
EPC Rating: C





Lounge 4.45m (14' 7") x 3.20m (10' 6")

Kitchen 4.18m (13' 9") x 3.20m (10' 6")

Bedroom 4.11m (13' 6") x 2.45m (8' 0")

Bathroom 2.35m (7' 9") x 1.89m (6' 2")

Bedroom 3.20m (10' 6") x 2.35m (7' 9")

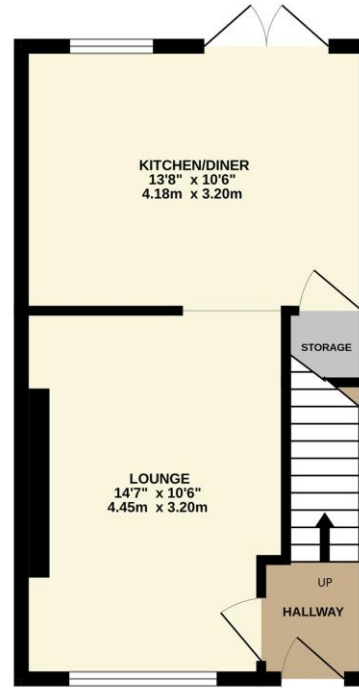
Bedroom 2.30m (7' 7") x 2.20m (7' 3")

Garden

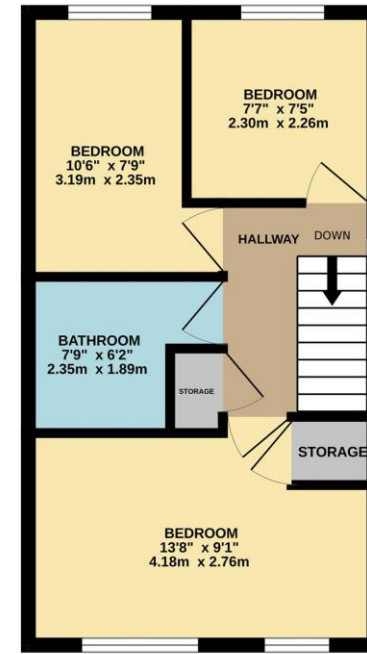




GROUND FLOOR
337 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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