



11 ELM ROAD KETTERING

£235,000
FREEHOLD

A spacious three-bedroom end-terrace property situated on Elm Road, Burton Latimer, offering excellent potential for improvement. The accommodation comprises a lounge, kitchen, separate dining room, outbuilding with WC, three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden and ample off-road parking. Requiring some modernisation, this home presents an ideal opportunity for first-time buyers, families and investors alike.



- Off Road Parking • End Terrace • 2 Reception Rooms • End terrace house • Built in 1930 • Close to Kettering transport links

Offered to the market with no onward chain, this three-bedroom end-of-terrace home is situated in the sought-after town of Burton Latimer, and presents an excellent opportunity for a wide range of buyers. Requiring a degree of improvement throughout, the property offers generous accommodation, plenty of potential, and the chance to create a fantastic family home tailored to individual tastes.

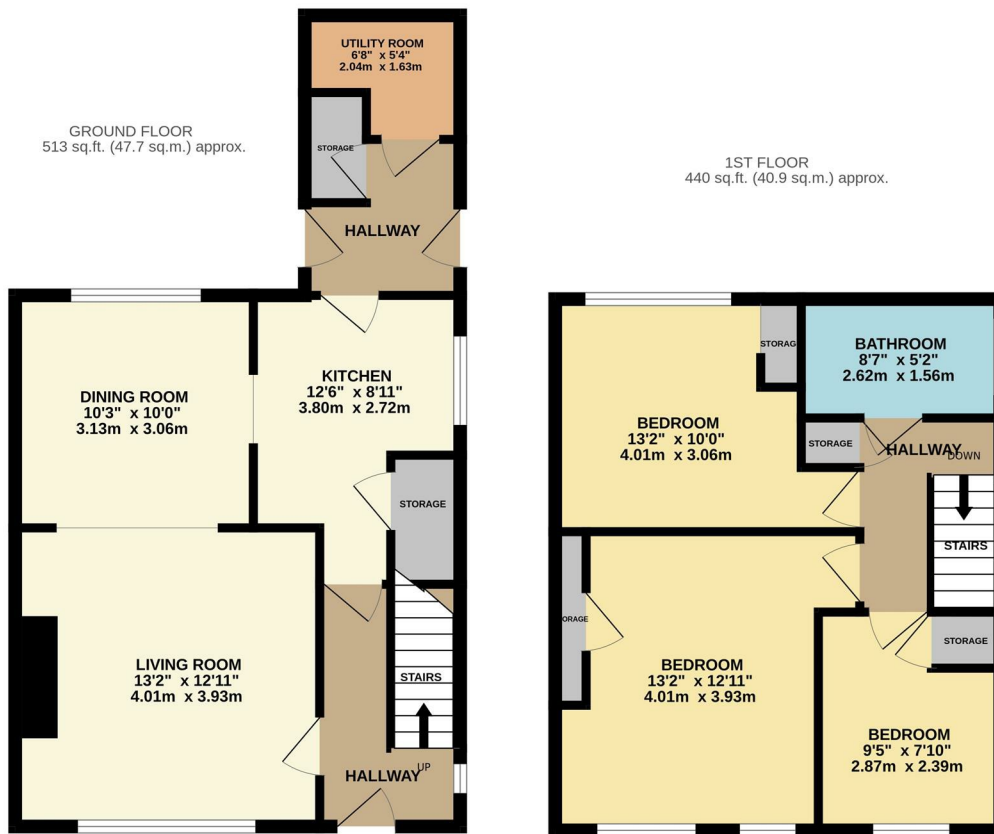
Externally, the property benefits from a gravel driveway providing off-road parking for multiple vehicles, along with a paved pathway leading to the front entrance and continuing down the side of the property, offering convenient access to the rear garden. Upon entering, you are welcomed into an entrance hallway with stairs rising to the first-floor landing and access to the ground-floor accommodation. Positioned to the left is the principal reception room, a spacious lounge featuring a window to the front aspect, allowing for plenty of natural light. The lounge flows openly into the dining room at the rear, creating a sociable living and entertaining space with pleasant views over the rear garden. The kitchen is located to the rear of the property and can be accessed from both the dining room and the entrance hall. The kitchen offers fitted storage, a side-aspect window and a useful built-in understairs storage cupboard. Beyond the kitchen, a door leads to an inner hallway which in turn provides access to a utility/storage area and access out to the rear garden. To the first floor, the landing benefits from a built-in storage cupboard and provides access to three well-proportioned bedrooms together with the family bathroom, which is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Outside, the rear garden has been designed with ease of maintenance in mind and features a combination of lawn, a patio seating area immediately outside the property and a raised decking area, providing several spaces to relax and enjoy the outdoors.

Early viewing is recommended, contact Carter Williams for more information!

Council Tax Band: B
EPC Rating: C







TOTAL FLOOR AREA : 954 sq.ft. (88.6 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 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	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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