



19 AUSTIN RISE KETTERING

£425,000
FREEHOLD

Carter Williams is pleased to present this stunning four-bedroom executive home, nestled in a peaceful cul-de-sac in Burton Latimer, Kettering. This detached house is perfect for families seeking both space and comfort.

Upon entering, you will find a spacious sitting room that provides ample room for relaxation and entertaining. The heart of the home is the generously sized kitchen/diner, ideal for family meals and gatherings. The property features four double bedrooms, ensuring that everyone has their own comfortable space. The master bedroom benefits from an ensuite bathroom, adding a touch of luxury to your daily routine.

In addition to the bedrooms, this home includes a utility room and a separate study, perfect for those who work from home or require a quiet space for study. The property is presented in excellent decorative order.

Outside, the driveway leads to a detached garage, providing convenient parking and additional storage.

An immediate viewing is highly recommended to fully appreciate the many attributes of this exceptional property. Don't miss the opportunity to make this beautiful house your new home.



- Four double bedrooms • Generous kitchen/diner • Detached garage and driveway • En-suite to master bedroom

Sitting Room

Study

Kitchen/Diner

Utility / W.C

Master Bedroom

Bedroom Two

Bedroom Three

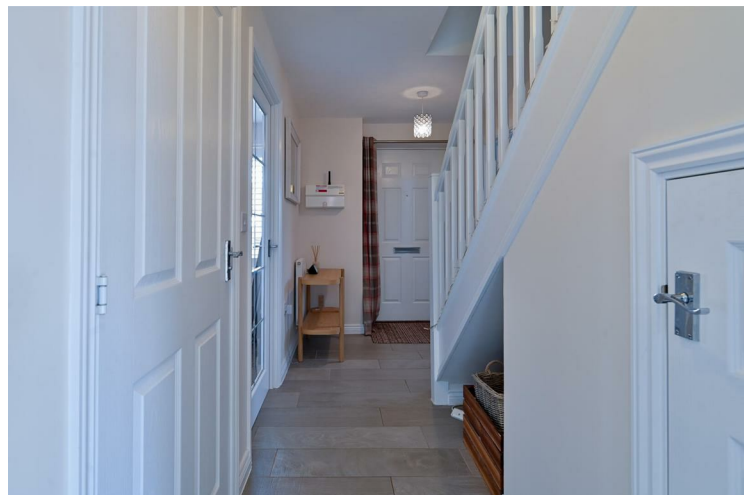
Bedroom Four

Ensuite

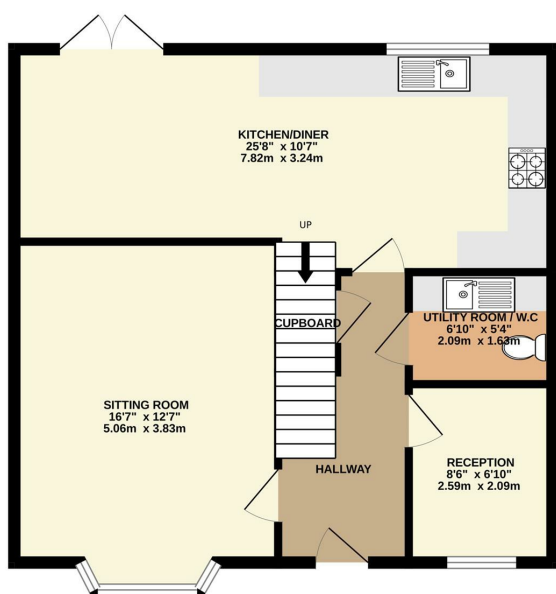
Family Bathroom



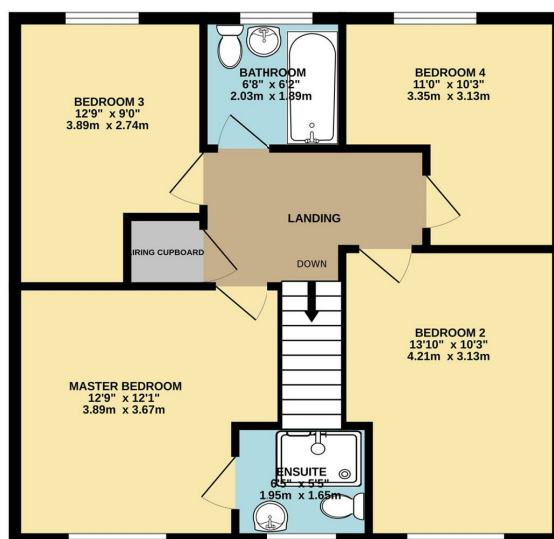
- Separate study room • Utility room included • Two reception rooms • Excellent decorative order • Cul-de-sac location • Immediate viewing advised



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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		94
(81-91) B	85	
(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: B Council Tax Band: E

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