



23 HAWTHORN CLOSE KETTERING

£240,000
FREEHOLD

Situated in a cul-de-sac within Burton Latimer, this immaculately presented two-bedroom semi-detached home offers stylish and well-maintained accommodation throughout. Highlights include a spacious lounge with feature fireplace, a stunning sage green shaker-style kitchen/diner, a year-round conservatory, and a useful lean-to utility area with WC and access to both the front and rear of the property. Outside, the beautifully landscaped low-maintenance garden features covered seating areas, a timber workshop with power and lighting, and is perfect for entertaining. Finished with modern décor and plantation shutters throughout, this delightful home is conveniently located close to local amenities and transport links.

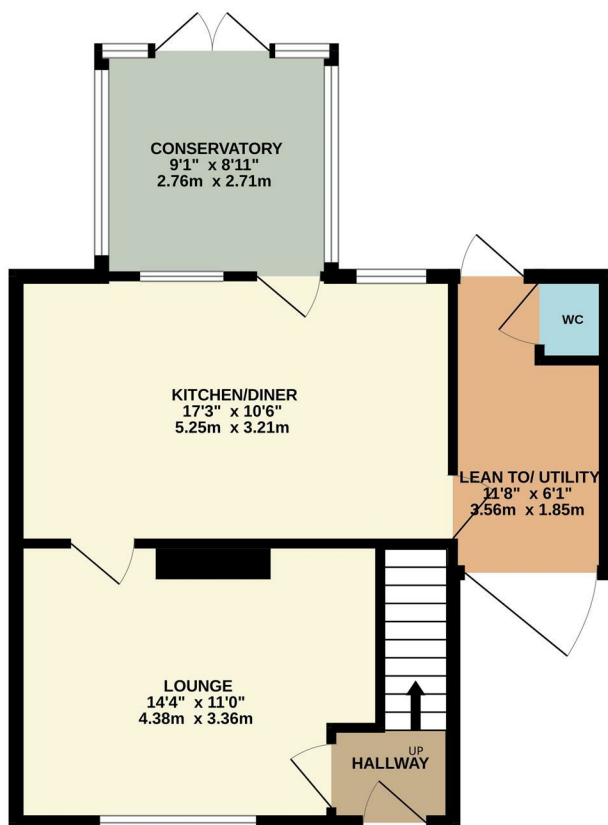


- Two Bedrooms • Conservatory • Immaculately Presented • Modern Kitchen • Low Maintenance Gardens • Council Tax Band B

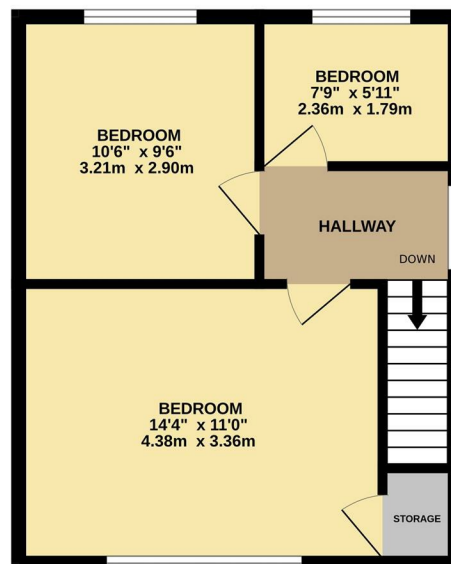




GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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: **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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