



100 CRANFORD ROAD KETTERING

£1,650

Carter Williams are delighted to offer this unique stone-built character property on Cranford Road, offering generous living space, charming period features and attractive outdoor areas. From the moment you step inside, the property makes an impression, with a spacious entrance hall featuring a striking stained-glass window and a sweeping staircase leading to the first floor.

The ground floor comprises a generous living room with double doors opening onto the rear garden, creating a lovely space to relax or entertain. The country-style kitchen features traditional units and a Belfast sink, with a separate utility area providing additional storage and space for appliances.

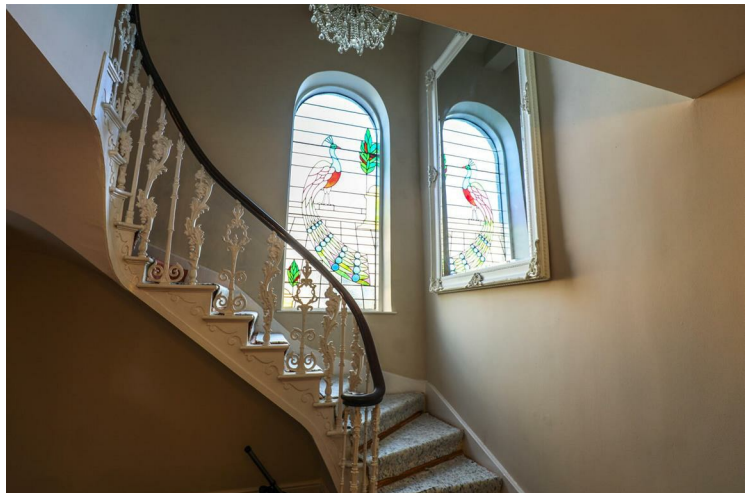
Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. A separate family bathroom serves the remaining bedrooms, while the first-floor landing provides access to a charming balcony overlooking the garden. Outside, the enclosed garden offers a good degree of privacy, with a raised decking area ideal for outdoor dining alongside a lawned garden.



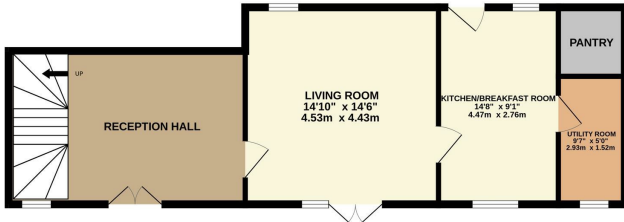
- Unique stone-built character property
- Master Bedroom with ensuite shower room
- Balcony overlooking garden



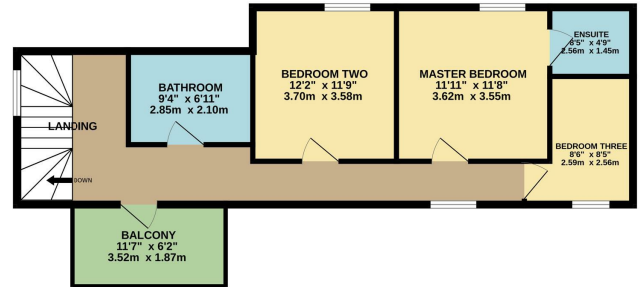
- Country-style kitchen with Belfast sink • Impressive entrance hall with stained-glass window • Off road parking



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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 plus) A		
(81-91) B		
(69-80) C	74	83
(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: E

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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