

# GROSVENOR ROAD, KETTERING, NN15

£280,000

Four Bedroom Semi-Detached House

**CHELTON BROWN**  
EST. 1975  
LETTINGS & SALES



This four bedroom semi detached home is situated in Barton Seagrave, close to excellent schooling, and local amenities such as Wicksteed Park.

The property benefits from a converted garage currently used as bedroom four but could be utilised as an additional reception room. The kitchen has been refitted by its current owners along with a new family shower room.

The downstairs layout of this home comprises; entrance hall, kitchen/breakfast room with integrated oven, hob and fridge freezer, space for dish washer & washing machine. Large lounge/diner with French doors looking into the unusually large garden.

Upstairs comprises of two double and one single bedroom and the newly refurbished shower room. All bedrooms have large windows making them very light and plenty of storage by way of built-in wardrobes and storage into the eaves.

Outside the property benefits from off road parking for four vehicles, fully enclosed rear garden with lawn & patio area.

EPC Rating D, Council Tax Band B

- Four Bedrooms
- Semi-Deatched
- Large Kitchen Diner
- Newly fitted Shower Room
- Large Enclosed Garden
- Off Road Parking x 4 Cars
- Council Tax Band B
- EPC Rating D

# GROSVENOR ROAD, KETTERING, NN15

Lounge/Diner 12'2" x 20'8"



Window to rear, window to side, stairs, patio door, door to:

Kitchen/Breakfast Room 15'11" x 5'10"



Window to front, door to:

Hallway



Door to:

Bedroom 4 14'1" x 7'8"

Window to front, door.

Bedroom 1 12'6" x 11'0"



Window to front, Storage cupboard, door to:

Bedroom 2 8'4" x 11'0"



Window to rear, Storage cupboard, door to:

A/C

Shower Room



Window to side.

Bedroom 3 10'6" x 6'1"



Window to side, door to:

Door to:

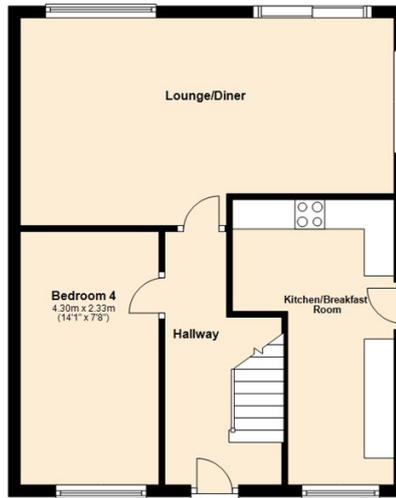
Storage

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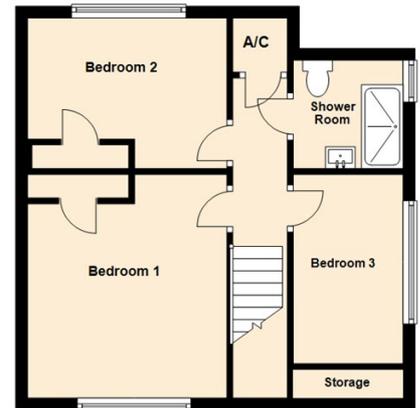
Price £280,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx 49.9 sq metres (537.1 sq. feet)



**First Floor**  
Approx 38.3 sq metres (411.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

