

Floorplan and Measurements



Ground Floor



Total area: approx. 56.2 sq. metres (605.1 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Level Living



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Linden House, St. Marys Road, Kettering NN15 7BJ

Offers In Excess Of £160,000



"Lateral Living"

With accommodation all on one level - this fabulous ground floor apartment is the ideal bungalow alternative. The town centre, bus routes and mainline railway reaching the capital in under an hour are all within easy reach. Set well back from the road, with communal garden and also the rarity of a garage, the apartment enjoys a stylish interior benefiting from UPVC double glazing and gas central heating to include a good sized entrance hall, a well equipped kitchen, a light and airy living room with dual aspect, two double bedrooms both with fitted storage, and a sumptuous and recently upgraded shower room. Level living in an ultra convenient setting- offered to the market with NO CHAIN.

EPC RATING: D COUNCIL TAX: A

- Leasehold with share of freehold 999 years as of 2022- peppercorn ground rent £1 pa, £72.00 pcm maintenance charge
- Ground floor apartment, offered to market with no onward chain
- UPVC double glazed windows and doors
- Gas central heating
- The property is accessed either by a main communal entrance or via a private door to the kitchen
- Entrance hall – a light and generous space with doors to rooms
- Living room – a well-proportioned room with dual aspect overlooking the communal gardens
- Kitchen – fitted with a range of eye and base level units and drawers, space and plumbing for washing machine and under counter fridge, stainless steel sink and drainer set into roll top worksurfaces, fitted ceramic hob with extractor over, single oven and space for a small table and chairs
- Two double bedrooms, both excellent sizes and fitted with storage cupboards
- Shower room – recently upgraded with partially tiled walls, chrome heated towel rail, WC, wash hand basin, double shower enclosure and granite window sill

Outside, expect to find a shared driveway giving access to the single garage with up and over door. There is a communal clothes drying area, various well-stocked, and maintained borders