



**For Sale**

**10 Heritage Court, Kettering**

**Offers In Excess Of  
£300,000**

 **3**

 **2**

 **2**

**Located in a popular area is this well presented town house. It comes with off road parking and is very close to all of the amenities along with the train station.**

This property is situated in a small enclosed community in the centre of the town. It offers you the convenience of the location yet still gives you a sense of privacy. Upon entering this property you step into a bright hallway. The first reception room you come to is currently being used as a sitting room however would make a great work from home office or a 4th bedroom. There is a guest cloakroom and then you come to a great size kitchen/family room. In the kitchen you will find plenty of low level and wall mounted kitchen cabinets and most of the kitchen appliances are integral. There are double doors leading onto the patio section of the garden. On the first floor there is a bright landing. The master bedroom has two large windows and there is an ensuite bathroom to service this space. The sitting room is at the other end of the level, again two large windows this space could also be used as a fourth bedroom. On the top floor there are two great size double bedrooms and a well appointed family bathroom. Outside the property there is driveway parking for two vehicles and there are also a number of guest parking spaces. To the rear of the property is a well manicured garden. Please contact MIRANDA your local agent for more information.

**Miranda Menzies**

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Property and Services information.

Mobile Coverage: 4G coverage is available in the area-please check with the provider.

Broadband Availability: Ultrafast broadband (FTTC) is available in this area.

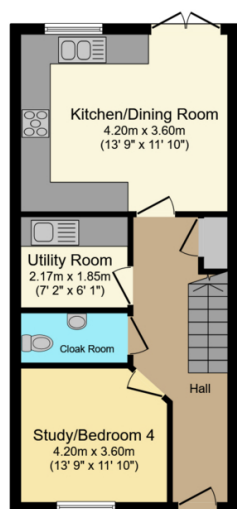
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**The Property Experts UK**

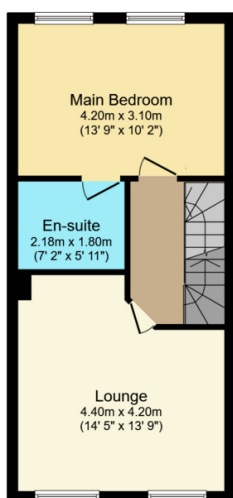
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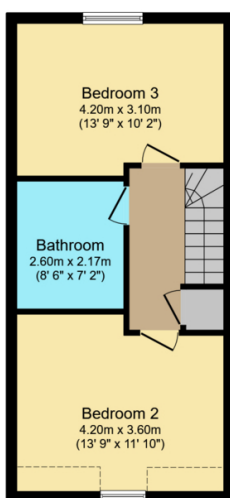
**Ground Floor**

Floor area 39.9 sq.m. (429 sq.ft.)



**First Floor**

Floor area 39.9 sq.m. (429 sq.ft.)



**Second Floor**

Floor area 39.9 sq.m. (429 sq.ft.)

Total floor area: 119.7 sq.m. (1,288 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

- A very well presented town house.
- Driveway parking.
- Three double bedrooms.
- Ensuite bathroom to the master.
- Located in a small gated community.
- Well manicured rear garden.
- Ground level office/bedroom 4.
- Close to the town centre and the train station.
- Guest cloakroom.

