

# CHARLES ORLEBAR

Estate Agents & Auctioneers



5 St. Giles Close, Kettering, NN15 5HA

Offers In Excess Of £325,000









# 5 St. Giles Close

Kettering, NN15 5HA

- 4 Bedrooms
- Ensuite
- Annexe potential
- Large garden
- Family bathroom
- Offroad parking
- Bifold doors
- W/c

Situated in a quiet cul-de-sac on the popular Ise Lodge estate, this four bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. The current owners have updated the kitchen, flooring and bathroom, creating a home with very minimal work needed. The ground floor comprises a welcoming entrance hall, a comfortable living room, and an impressive extended side addition providing a separate dining room, utility room and ground floor W/C. This extended area offers fantastic flexibility and could easily be converted into an annexe (subject to any necessary consents), making it perfect for multi-generational living or working from home. To the rear, the property benefits from two sets of bi-fold doors, flooding the home with natural light and opening out to the garden – ideal for entertaining and indoor/outdoor living. Upstairs are four well-proportioned bedrooms, including a main bedroom with ensuite, along with a modern family bathroom. Outside, the property sits on a double plot, enjoying a wider-than-average rear garden with a summer house, offering great storage or even conversion to office/garden room. Location Ise Lodge is a highly regarded residential area with a range of nearby amenities, parks and local shops, plus easy access to Kettering town centre. Excellent transport links include the A14 for road commuters and Kettering train station with regular services to London St Pancras. A selection of local schools are also within easy reach, making this a superb choice for families. Early viewing is highly recommended.



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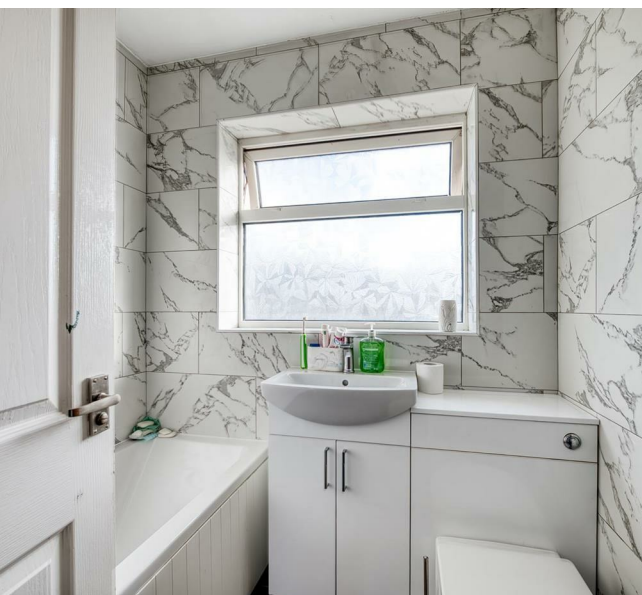


Porch	
Hall	
Living Room	21'0" x 11'7" (6.39m x 3.54m)
Kitchen	9'9" x 8'10" (2.96m x 2.68m)
Dining Room	15'3" x 11'5" (4.66m x 3.47m)
WC	
Utility	7'8" x 4'11" (2.34m x 1.50m)
Store	
Landing	
Bedroom 1	14'8" x 9'5" (4.46m x 2.86m)
En-suite	
Bedroom 2	12'6" x 9'11" (3.80m x 3.03m)
Bedroom 3	8'2" x 9'11" (2.50m x 3.02m)



Bedroom 4  
Family Bathroom

9'9" x 8'2" (2.96m x 2.50m)

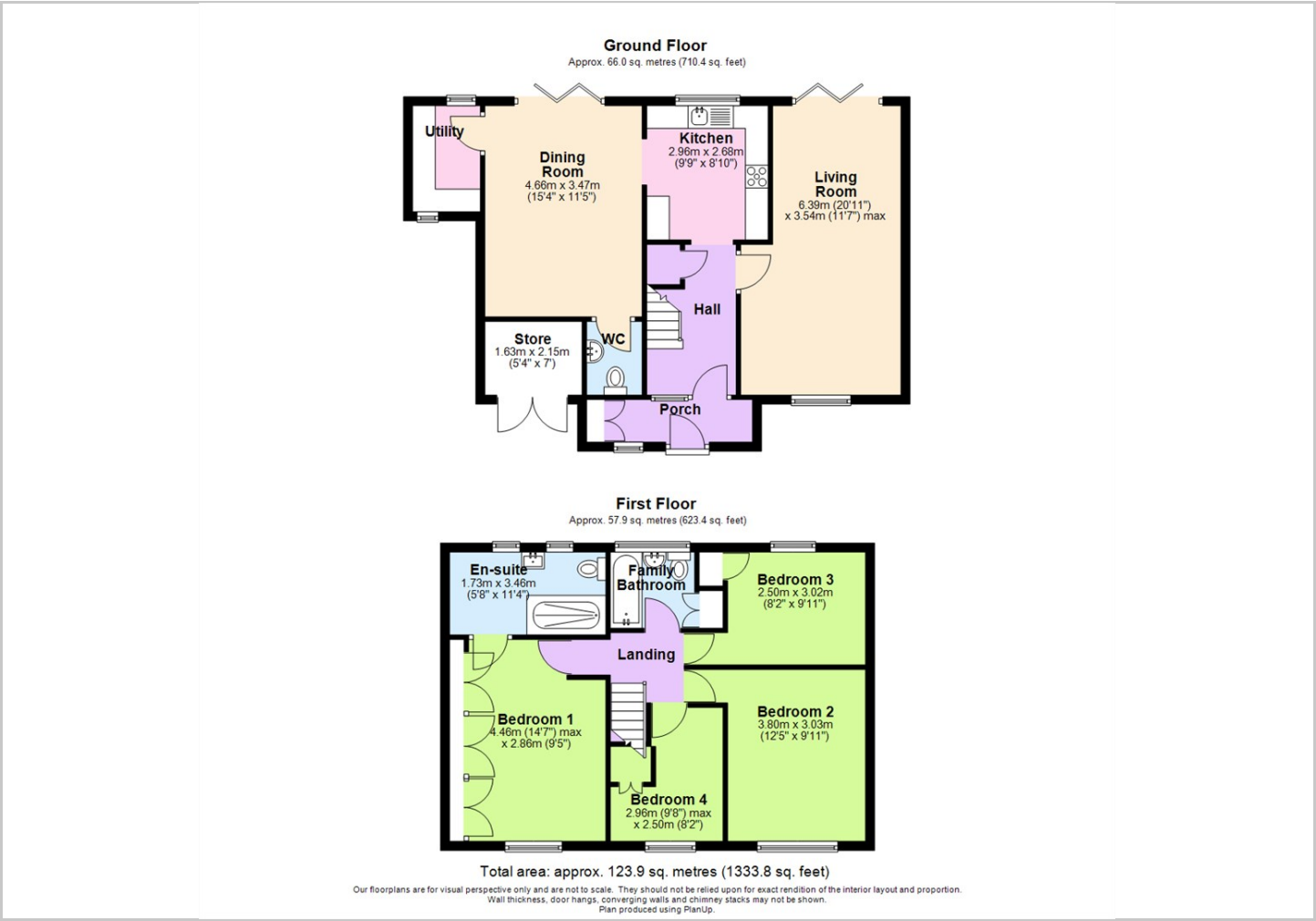








Floor Plans



Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

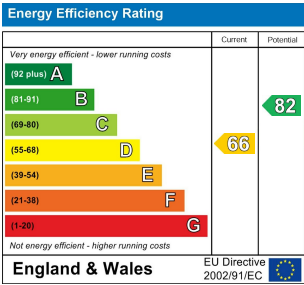
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Location Map



Energy Performance Graph



**Council Tax Band: C**  
Kettering

**Tenure: Freehold**