



£265,000

6 Derwent Crescent Kettering NN16 8UJ



Carter Williams
Estate and Letting Agents



Introducing this beautifully presented and spacious three-bedroom semi-detached dormer-style home, offered to the market with no onward chain and vacant possession. Ideally located within easy reach of the local hospital, town centre, shops, and railway station, this property combines practical living with stylish modern décor throughout.

Upon entering, you're welcomed by a bright and inviting entrance hallway. To the left, a well-appointed ground floor bathroom features a modern shower cubicle, toilet, and hand wash basin. To the right, the generously sized living room benefits from dual aspect views to the front and side, flooding the space with natural light—ideal for relaxing or entertaining.

Straight ahead, the hallway leads to a spacious open-plan kitchen/diner, the heart of the home. The dining area includes convenient under-stairs storage and flows seamlessly into the modern kitchen, which boasts integrated white goods, a central island with additional storage, a handy utility area, and double doors opening onto the garden, along with a side door to the driveway. Neutral cream walls and tiled flooring create a warm, contemporary aesthetic.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom is bright and airy with a large window, eaves storage, and a stylish ensuite shower room. The second bedroom offers generous space and enjoys dual aspect windows, while the third bedroom overlooks the rear garden—ideal as a child's room, guest space, or home office.

Outside, the rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining or entertaining. A gated side access leads to the large driveway, offering off-road parking for multiple vehicles, and a single garage, which could also be used as a workshop or converted into an office space (subject to planning permission).

This property is ideal for families, professionals, or downsizers seeking a move-in-ready home in a convenient and well-connected location. Contact Carter Williams today!

Council Tax Band: C
EPC Rating: C





Living Room 4.86m (15' 11") x 3.93m (12' 11")

Kitchen 4.16m (13' 8") x 3.12m (10' 3")

Dining Area 3.03m (9' 11") x 2.80m (9' 2")

Bathroom 1.85m (6' 1") x 1.64m (5' 5")

Bedroom 3.53m (11' 7") x 2.72m (8' 11")

Ensuite 2.61m (8' 7") x 1.16m (3' 10")

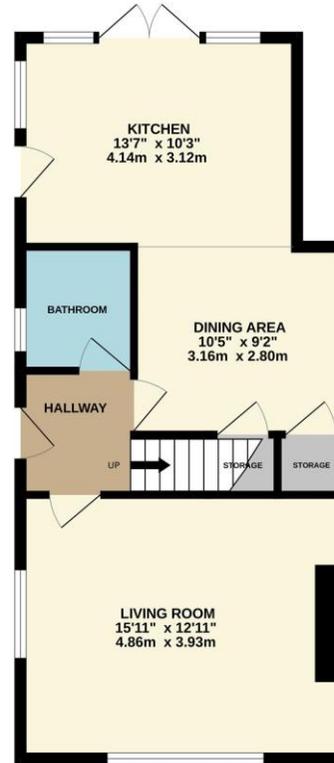
Bedroom 4.47m (14' 8") x 2.41m (7' 11")

Bedroom 2.37m (7' 9") x 2.59m (8' 6")

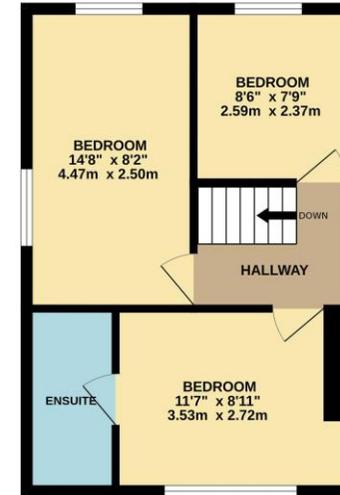




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.
While 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			
(92-100) A			
(81-91) B			87
(69-80) C		71	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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