

St. Mary's Road

Kettering NN15 7BP



EXPERIENCE EXCELLENCE





Occupying a sizeable plot is this deceptively spacious family home, ideally positioned close to Kettering town centre, St Marys Hospital, Lyndon Medical Centre and the Church. With high ceilings throughout contributing to the sense of the space within the property, internally you will find three reception rooms, a kitchen/ breakfast room, a utility room, two double bedrooms, a bathroom, a versatile and impressive third bedroom to the first floor with an adjoining en-suite shower room and dressing area, and access to plenty of eaves storage.

Outside, the fully enclosed rear garden is mostly laid to lawn with established trees to the borders, creating a high degree of privacy and foliage all year round. There is also gated access to the rear, a garden shed and a generous paved patio area that extends the full width of the property, providing ample space for outdoor furniture. A side gate leads to the front of the property, where you will find off road parking that is partly enclosed by a dwarf brick wall. Other benefits also include full gas central heating and a new boiler of three years located within the utility room. The property is also offered to the market with no onward chain.

COUNCIL TAX BAND- E

EPC RATING- C







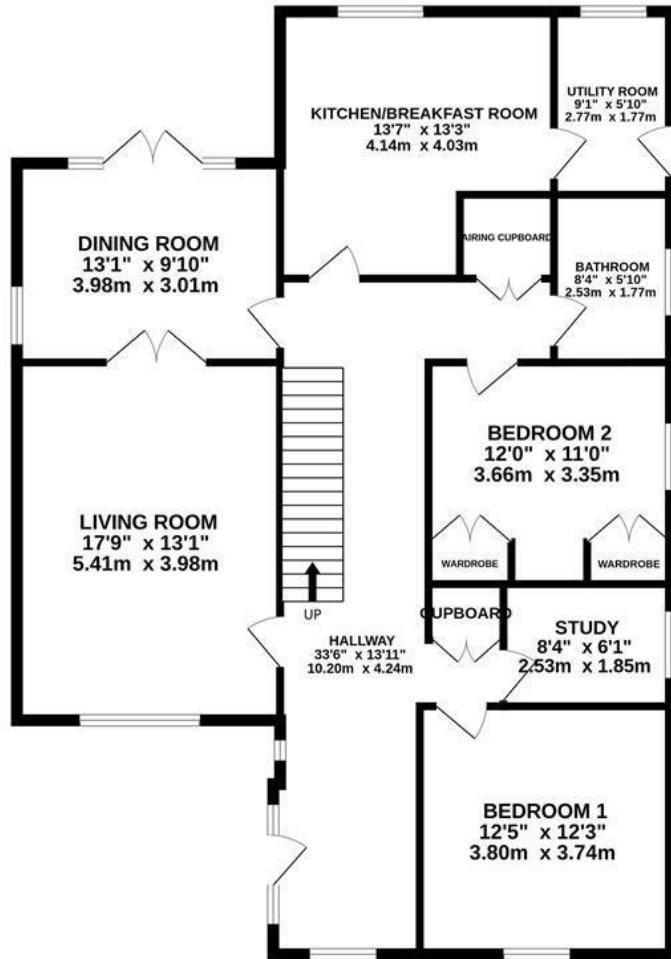
Upon entry, you are welcomed into the bright and airy entrance hall, which gives access to most accommodation. Both the living and dining rooms are generous in size, the dining room of which boasts dual-aspect views, along with double French doors opening out to the garden, ideal for family entertaining. Fitted with eye and base level units, the kitchen comprises an extractor fan, integrated dishwasher, two under-counter fridges, a freezer and a Range-style cooker. There is also plenty of space to accommodate a breakfast table and chairs. Further space for appliances can be housed within the adjoining utility room, which also leads to the garden. Both bedrooms are double in size, one of which features fitted wardrobes. A fully tiled bathroom is complete with a bath with a shower over, low level w/c, pedestal wash hand basin and an extractor fan. The study is versatile in use and concludes the ground floor accommodation.



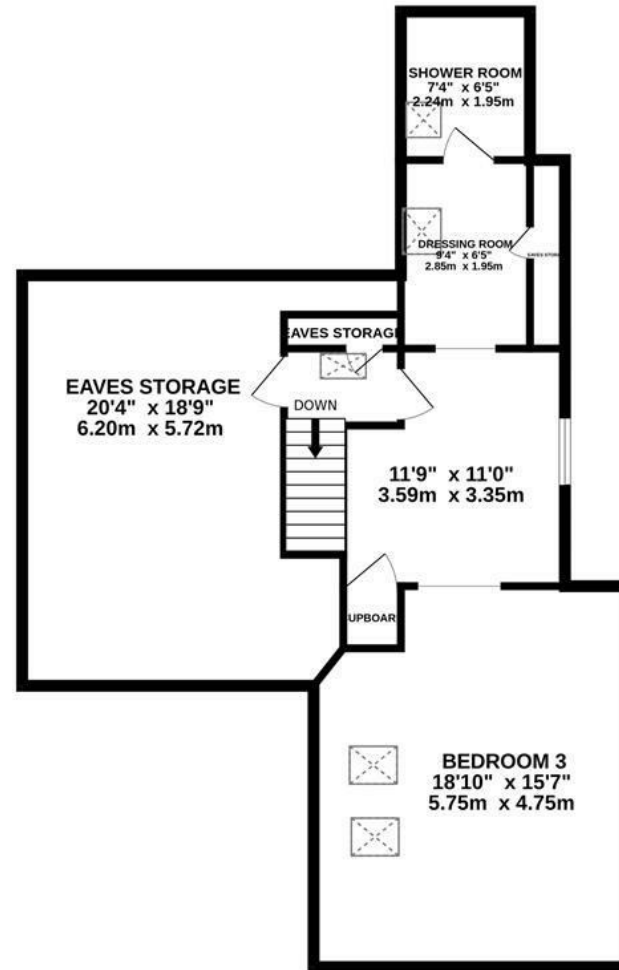
To the galleried first floor, you will find access into the impressive eaves storage space which has the potential to be converted into an additional bedroom. The third bedroom suite extends the full depth of the property and boasts skylight windows, exposed beams, access to eaves storage and opens through into a dressing area and the shower room. Flooded with natural light, the shower room comprises a walk-in shower and a pedestal wash hand basin.



GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.

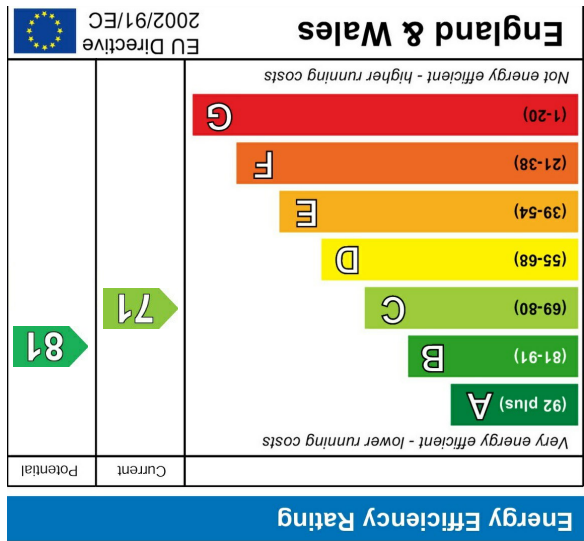
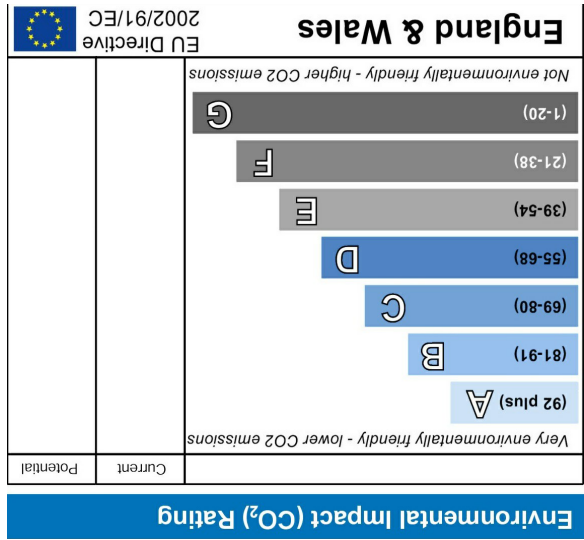


TOTAL FLOOR AREA : 2141 sq.ft. (198.9 sq.m.) approx.

Whilst 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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