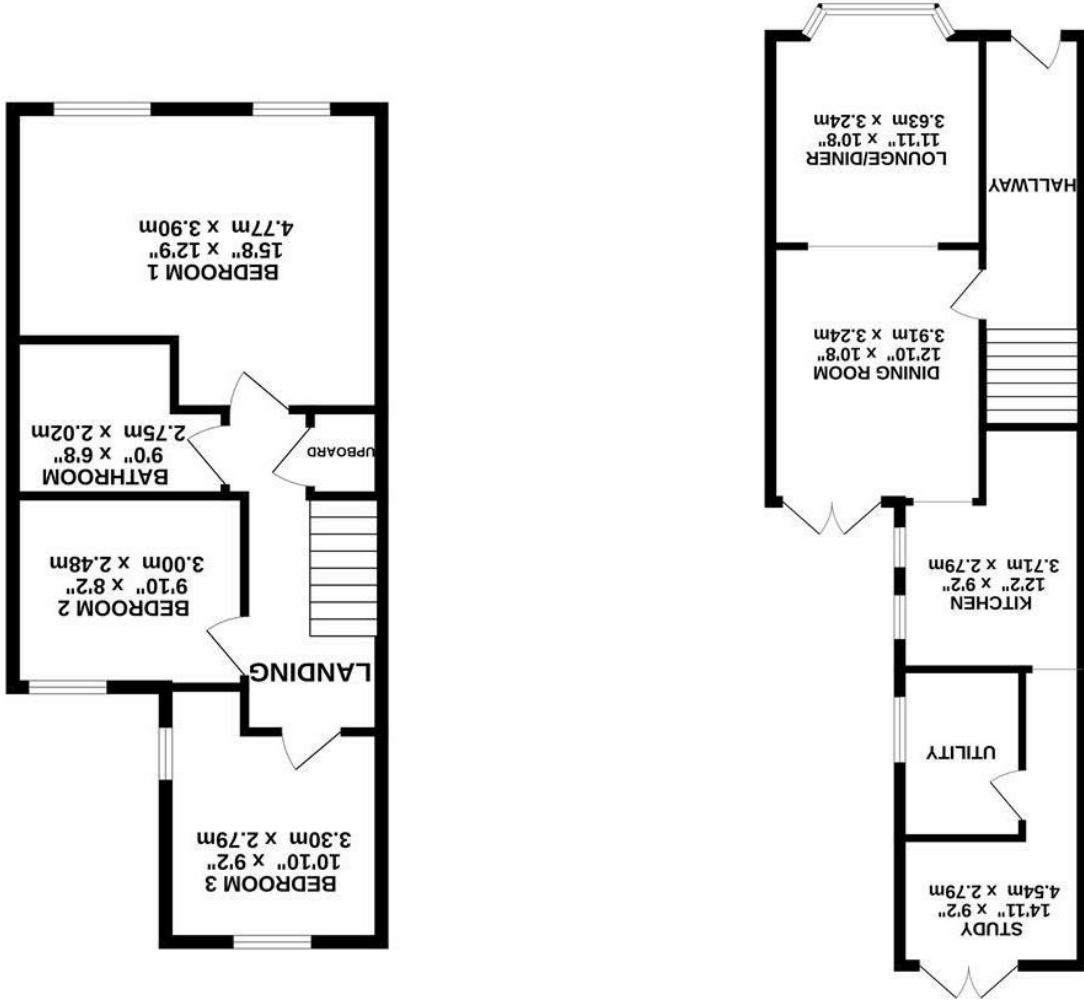


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



31 William Street, Kettering, NN16 9RS
£280,000



Situated on William Street is this beautiful bay fronted three bedroom mid terrace home. The property boasts spacious accommodation throughout which includes, a living room, dining room, kitchen, utility room, study, three good-sized bedrooms, two of which are double in size, and family bathroom. The property is located a stones throw away to a wealth of local amenities, including infant, junior and secondary academies as well as shops, play parks and green areas. The low maintenance rear garden is fully paved patio with raised flower beds allowing ample space for outdoor furniture and dining. The garden also benefits from a converted outbuilding with power and lighting, giving you the opportunity to create a home office or an outdoor entertaining area.

Entrance to the property is gained via the entrance hall which gives access to the open plan living/dining room and the rising staircase to the first floor. The living room is generous in size, complimented with a bay window, an exposed brick chimney breast and a fully working log burner. The dining room is generous in size allowing space for a large table and chairs and provides direct access to the rear garden via French doors. The kitchen has a range of eye and base level units, an integrated dishwasher, hob/cooker, space for an American style fridge/freezer and a convenient Quooker tap. To the rear of the kitchen you have access to the utility room which benefits from a guest w/c and space for a washing machine and tumble dryer. To conclude the ground floor accommodation you will find a versatile in-use study. To the first floor, you will find three good-sized bedrooms and the family bathroom. The family bathroom comprises a bath with a shower over, low level w/c and pedestal hand wash basin.

COUNCIL TAX BAND - B
EPC - D



Lounge
10'9" x 11'5" (3.3 x 3.5)

Dining Room
10'9" x 12'1" (3.3 x 3.7)

Kitchen
8'10" x 10'9" (2.7 x 3.3)

Utility Room / WC
5'10" x 7'2" (1.8 x 2.2)

Study / Playroom
9'2" x 6'2" (2.8 x 1.9)

First Bedroom
14'5" x 11'9" (4.4 x 3.6)

Second Bedroom
8'10" x 10'9" (2.7 x 3.3)

Third Bedroom
8'10" x 8'10" (2.7 x 2.7)

Bathroom
8'6" x 5'6" (2.6 x 1.7)

