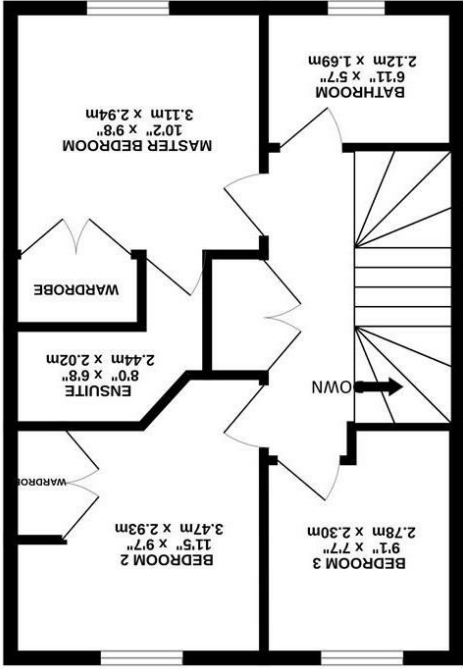


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should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

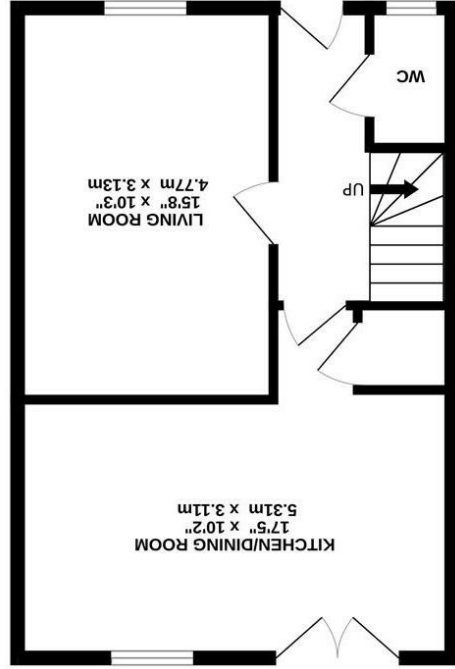
www.chrisgeorgeestategent.co.uk

Tel: 01536 524475

TOTAL FLOOR AREA: 920 sq ft. (85.5 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 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 is given. Measurements are to their operability or efficiency can be given.
 Made with Metropix 2024



1ST FLOOR
 466 sq. ft. (43.3 sq.m.) approx.



GROUND FLOOR
 454 sq. ft. (42.2 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



15 Pryor Road, Kettering, NN15 7FD
 £265,000

3 2 1 B

Situated within the popular Westhill development is this immaculately presented three bedroom semi-detached family home, ideally positioned within close proximity of good transport links, excellent schools, local shops and a wealth of leisure facilities. This home enjoys a living room, modern kitchen/ dining room, guest w/c, three good sized bedrooms, en-suite shower room and a family bathroom. Externally, the property boasts a two tiered landscaped garden showcasing a large patio area with glass balustrade looking down onto artificial lawn with planted flower beds. A timber pedestrian gate leads out to the driveway parking and garage, which benefits from additional storage and power/lighting.

Entry to the property is gained via the entrance hall providing access to all accommodation and a staircase rising to the first floor landing. The living room is generous in size and positioned to the front aspect. The bright and airy kitchen/diner extends the full width of the property with direct access to the rear garden via French doors, it also provides plenty of space for a family sized dining table and chairs. The kitchen suite itself comprises a range of gloss eye and base level units, integral dishwasher, oven, hob and a fridge/freezer and space for a washing machine. To complete the ground floor accommodation, there is a guest w/c and storage cupboard. The first floor landing gives access to the family bathroom and three bedrooms, two of which are double in size. The master also benefits from a built-in wardrobe and an en-suite shower room. Complete with a three-piece suite, the bathroom comprises a bath, low level w/c and a pedestal wash hand basin.

COUNCIL TAX BAND - C
EPC - B



Kitchen/Dining Room
17'5" x 10'2" (5.31 x 3.11)

Living Room
15'7" x 10'3" (4.77 x 3.13)

Master Bedroom
10'2" x 9'7" (3.11 x 2.94)

En-Suite
8'0" max x 6'7" max (2.44m max x 2.01m max)

Second Bedroom
9'7" into wardrobes x 9'2" (2.93 into wardrobes x 2.81)

Third Bedroom
9'1" max x 7'6" (2.78 max x 2.30)

Bathroom
6'11" x 5'6" (2.12 x 1.69)

Garage
20'0" x 10'11" (6.12 x 3.35)

