

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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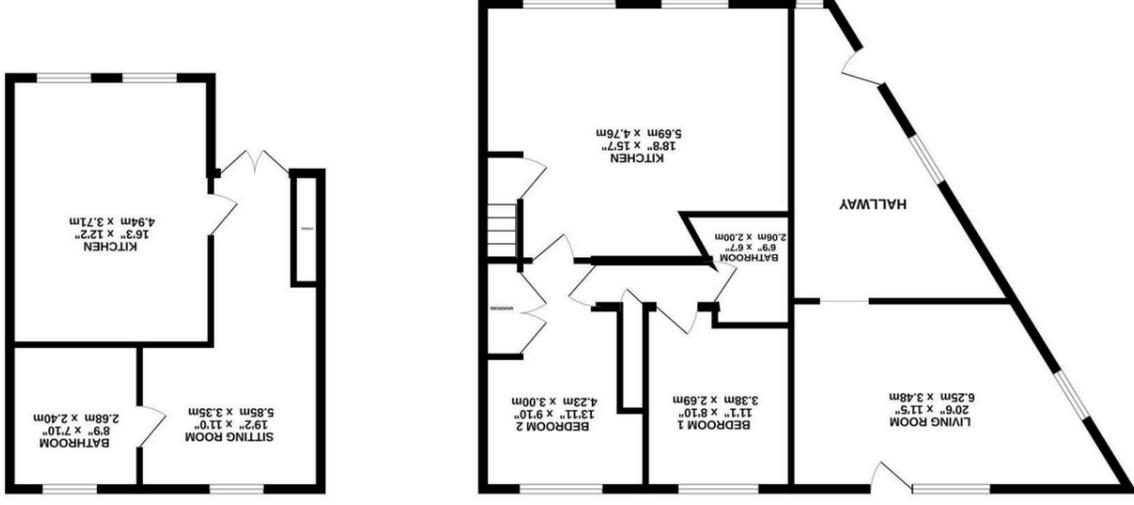
Thrapston
22 HIGH STREET
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NN14 4JH

Rothwell
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TOTAL FLOOR AREA: 1302 sq ft (121.0 sq m) approx.



17 Miller Close, Kettering, NN15 6HG
Offers over £250,000



Occupying a corner plot, situated to the south of Kettering within a quiet cul-de-sac, is this semi-detached bungalow that offers a spacious modern kitchen, a living room, two double bedrooms, a family bathroom, and an annexe to the rear. Externally, the property benefits from off road parking for two cars, a garage, and a low maintenance rear garden, where you will find the fully functional annexe and back gate which leads directly onto Pytchley road. The property is in close proximity to Wicksteed Park, Kettering Retail Park and the town centre, providing a wide choice of amenities and popular travel routes including the A14, A6, A43, Kettering train station, and a nearby regular local bus route.

Entrance to the property is gained via the entrance hall, which gives access to all accommodation. The newly fitted kitchen offers a range of eye and base level units, an integrated double oven, an induction hob with extractor over, an integrated dishwasher, space for an American fridge/freezer, a washing machine, and a tumble dryer. There is also a large central island with a breakfast bar, ideal for day-to-day dining. From the kitchen, you can also access the loft space, which is perfect for storage or a potential loft conversion, STPP. The spacious living room boasts natural light from the French doors leading out to the garden. Both bedrooms are double in size and have views overlooking the rear garden. The bathroom offers a shower cubicle, a pedestal hand wash basin, and a low-level W/C. Externally, the low-maintenance rear garden is fully enclosed with gravelled borders and a paved patio area, perfect for outdoor furniture. The annexe offers a living space/bedroom, a W/C, and a fully functional kitchen including an integrated oven, dishwasher, microwave, hob, fridge/freezer, and a large central island.

COUNCIL TAX BAND - B
EPC - E



Living Room

20'9" x 11'3" (6.33 x 3.43)

Dining Room

17'3" x 15'8" (5.26 x 4.78)

Kitchen

8'5" x 6'11" (2.58 x 2.11)

Bedroom One

14'0" x 8'6" (4.27 x 2.6)

Bedroom Two

10'10" x 8'8" (3.31 x 2.66)

Shower Room

7'5" x 5'9" (2.27 x 1.76)

