

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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Corby
1A SPENCER COURT
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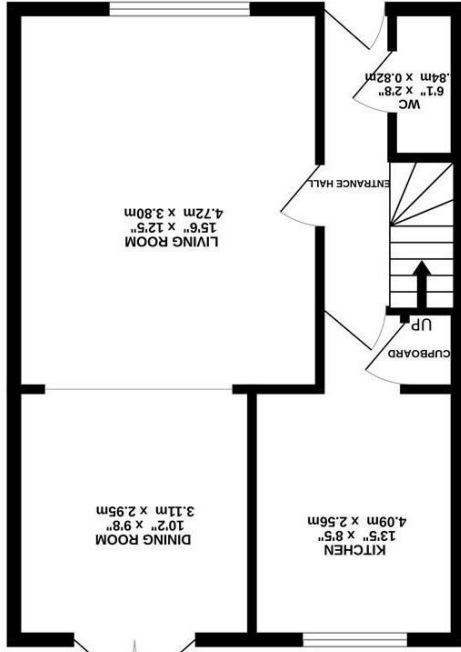
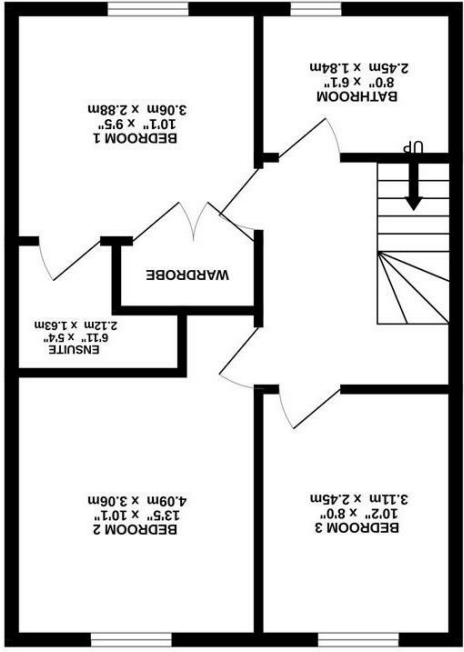
Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
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Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

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TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.



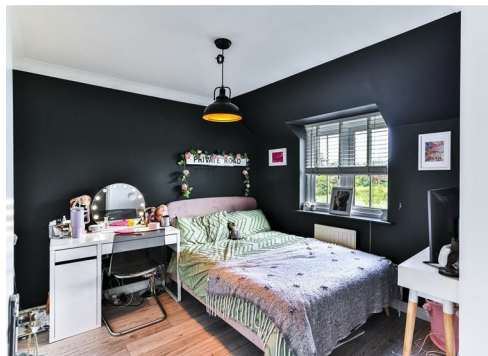
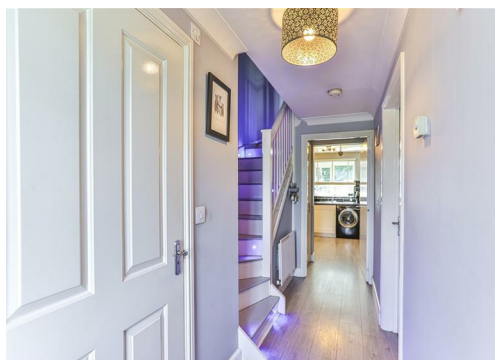
40 Abbots Way, Kettering, NN15 6FW
£240,000



Situated within the popular Leisure Village development in Kettering, amongst a wide range of amenities and near local schools, is this well presented three bedroom family home. The accommodation comprises a spacious living room, a dining room, a kitchen, a guest w/c, three bedrooms, two of which are double, an en-suite shower room, and a family bathroom. Externally, you will find a highly private rear garden that is predominately laid to lawn with the addition of a decked seating area, ideal for outdoor furniture and hosting.

Upon entry, you are welcomed into the hallway, which gives access to the spacious living room, guest WC, kitchen, and staircase rising to the first floor landing. The bright and airy living room boasts a feature fireplace surround and provides access to the dining room, which is positioned to the rear of the property. The dining room offers enough space for a large dining table and chairs and benefits from direct access into the rear garden via French doors. The kitchen offers a range of eye and base level units, an integrated oven and gas hob, and space for a washing machine and fridge freezer. To conclude the ground floor accommodation, you will find a guest w/c and an understairs storage cupboard. Rising to the first floor landing, you are able to access all three bedrooms and the family bathroom. The master and second bedrooms are double in size, while the master benefits from built in storage and an ensuite shower room. The modern family bathroom comprises a three piece suite, including a bath, low level WC and hand basin.

COUNCIL TAX BAND - C
EPC - TBC



Living Room
15'5" x 12'5" (4.72m x 3.80m)

Dining Room
10'2" x 9'8" (3.11m x 2.95m)

Kitchen
13'5" x 8'4" (4.09m x 2.56m)

WC
6'0" x 2'8" (1.84m x 0.82m)

Bedroom 1
10'0" x 9'5" (3.06m x 2.88m)

Ensuite
6'11" x 5'4" (2.12m x 1.63m)

Bedroom 2
13'5" x 10'0" (4.09m x 3.06m)

Bedroom 3
10'2" x 8'0" (3.11m x 2.45m)

Bathroom
8'0" x 6'0" (2.45m x 1.84m)

