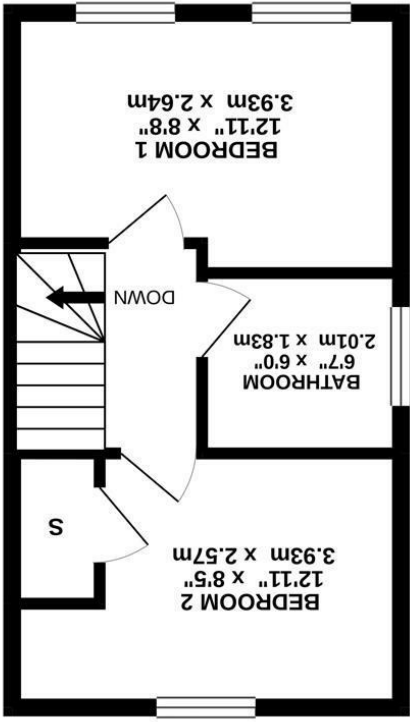


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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.

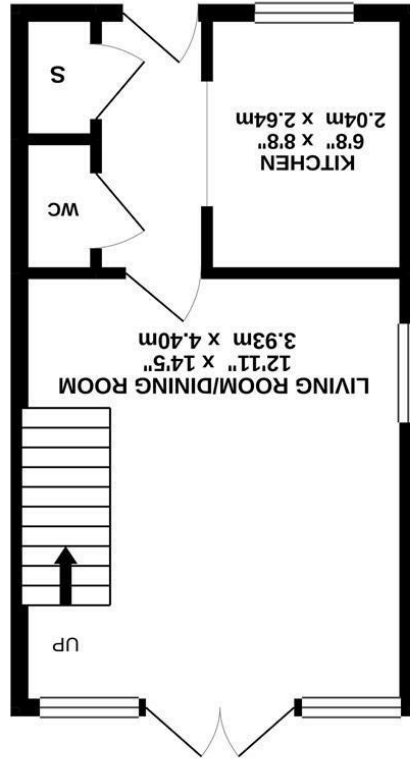
www.chrisgeorgeestategent.co.uk

Tel: 01536 524475

TOTAL FLOOR AREA: 596 sq. ft. (55.4 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.
Made with Metropix ©2021



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



GROUND FLOOR
298 sq.ft. (27.7 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



8 Grimsthorpe Avenue, Kettering, NN15 5ZG
£230,000

 2
  1
  1
  B

Situated within the sought-after Bertone Manor development, just off Warkton Lane, is this beautifully presented modern two bedroom semi detached home. The accommodation comprises of a living/dining room, kitchen, two double bedrooms, a family bathroom, a guest WC, a rear garden and off road parking for up to two vehicles.

Entering through the front door you are welcomed into the entrance hall where a storage cupboard and the downstairs WC are located. The downstairs WC comprises of a low level WC and wash hand basin. An opening in the entrance hall leads you through to the kitchen that comprises a range of eye and base level units, along side an integral oven, hob, extractor and fridge freezer. The living/dining room has ample space for furniture as well as double doors leading to the rear garden. The rear garden is fully enclosed and has been designed to incorporate a sizeable lawn and a paved patio space, perfect for outdoor furniture and hosting. On the first floor landing you are able to access both double bedrooms and the family bathroom. Both bedrooms are great sized doubles with the second bedroom including a built in storage cupboard. The family bathroom comprises of a shower over bath, low level WC and wash hand basin.

COUNCIL TAX BAND - B
EPC - B



Living Room/Dining Room
12'10" x 14'5" (3.93 x 4.40)

Kitchen
6'8" x 8'7" (2.04 x 2.64)

Bedroom One
12'10" x 8'7" (3.93 x 2.64)

Bedroom Two
12'10" x 8'5" (3.93 x 2.57)

Bathroom
6'7" x 6'0" (2.01 x 1.83)

