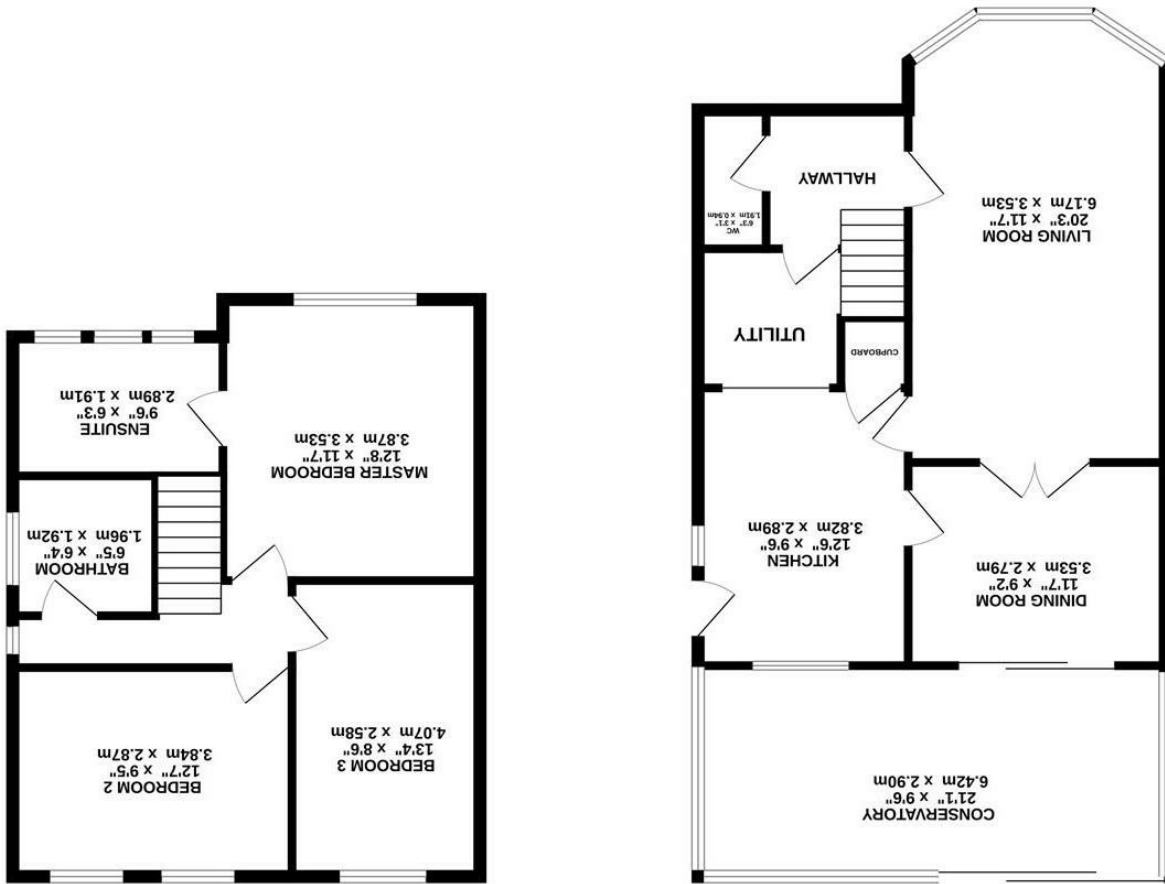


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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: 1305 sq. ft. (121.2 sq.m.) approx.
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Corby
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CORBY
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NN17 1BH

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THRAPSTON
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NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
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Situated in a quiet cul-de-sac in the popular town of Desborough is this three to four bed detached house, occupying a perfectly positioned corner plot. Desborough offers a wide range of amenities, including local shops, supermarkets, schools, cafes, restaurants, and many more. The accommodation comprises a living room, dining room, kitchen, conservatory, utility room, downstairs W/C, three double bedrooms, en-suite and a family bathroom. The property currently functions as a three bed however, does have the option to be reinstated back to a four bed. Externally, to the rear of the property, you will find a highly private garden that enjoys tranquility from a stream running to the River Ise. The garden is mostly laid to lawn with an addition of decked areas, perfect for outdoor furniture and dining. To the front of the property, you will find a driveway for two cars and a double garage.

Upon entry, you are welcomed into the hallway which provides access to the rising staircase to the first floor and houses the downstairs W/C. The spacious living room benefits from a large bay fronted window providing lots of natural light and gives access to the dining room through double doors. The kitchen comprises of base and eye level units plus integrated appliances, including a double oven, hob, extractor and dishwasher. There is also space for an American fridge/freezer. Further appliances can be housed in the utility room and further storage in the under stairs cupboard. The conservatory stretches the full width of the property, giving views and access to the garden through sliding doors. The first floor landing provides access to the family bathroom and all three double bedrooms. The master benefits from an ensuite and there is the option to re-instate bedroom two back into two rooms should you desire. The family bathroom comprises a bath with a shower overhead, a hand wash basin, low level toilet and storage cupboard.

COUNCIL TAX BAND - D
EPC - C



Living Room
11'6" x 20'2" (3.53m x 6.17m)

Dining Room
11'6" x 9'1" (3.53m x 2.79m)

Kitchen
9'5" x 12'6" (2.89m x 3.82m)

Utility
9'5" x 6'3" (2.89m x 1.91m)

Conservatory
21'0" x 9'6" (6.42m x 2.90m)

Master Bedroom
11'6" x 12'8" (3.53m x 3.87m)

Bedroom 2
12'7" x 9'4" (3.84m x 2.87m)

Bedroom 3
8'5" x 13'4" (2.58m x 4.07m)

Ensuite
9'5" x 6'3" (2.89m x 1.91m)

Bathroom
6'5" x 6'3" (1.96m x 1.92m)

