

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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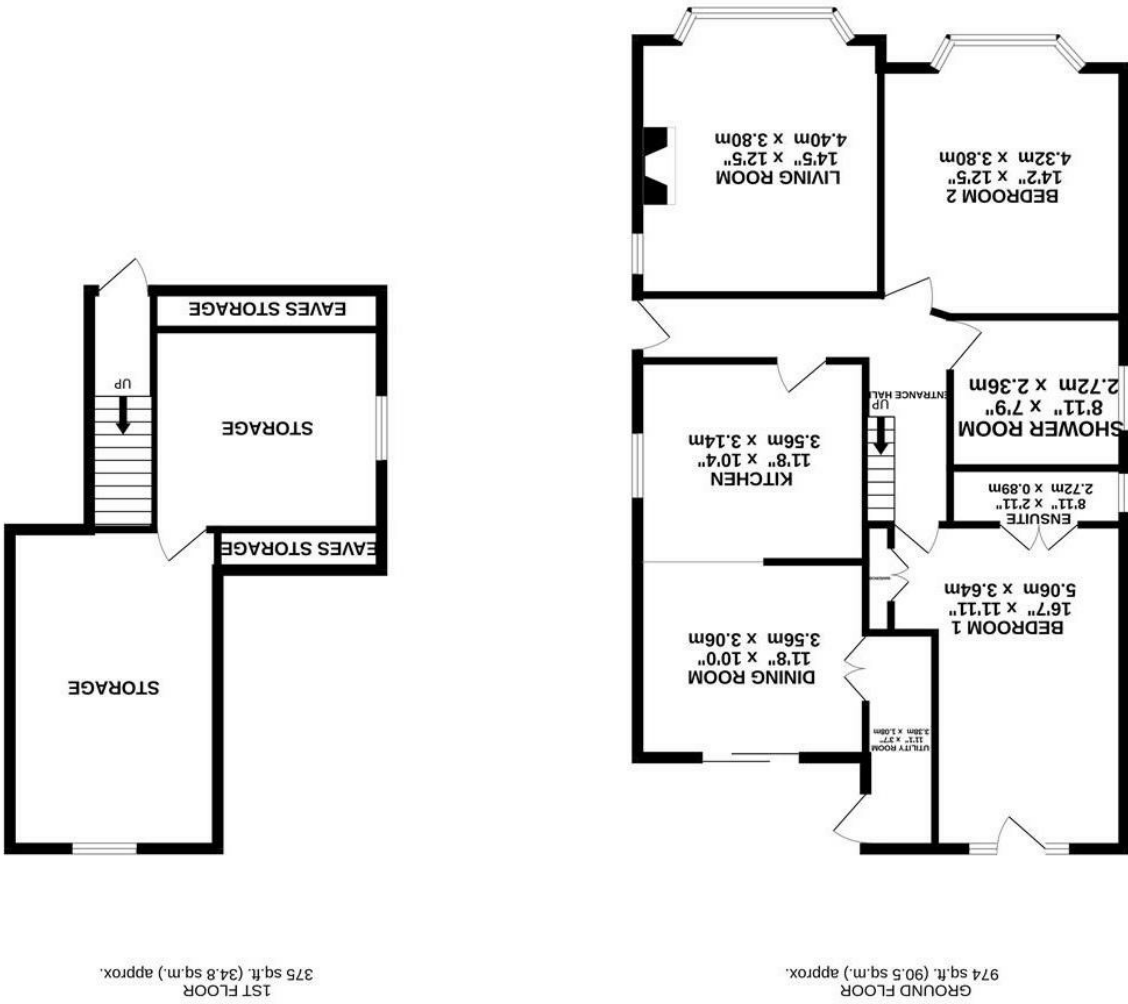
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**Corby**  
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 CORBY  
 NORTHAMPTONSHIRE  
 NN17 1BH

**Thrapston**  
 22 HIGH STREET  
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 NORTHAMPTONSHIRE  
 NN14 4JH

**Rothwell**  
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 NORTHAMPTONSHIRE  
 NN14 6BQ

**Kettering**  
 12B HORSEMARKET  
 KETTERING  
 NORTHAMPTONSHIRE  
 NN16 0DQ



64 Windermere Road, Kettering, NN16 8UF  
 £400,000



Set back from the road, situated in the quiet residential area of Windermere Road, just off Gypsy Lane, is this extended, two/three bedroom detached bungalow. The property is within walking distance to a range of local amenities, such as local shops, schools, parks, and Kettering General Hospital. The deceptively spacious accommodation comprises a living room, two double bedrooms, one currently being used as a dining room, a kitchen/dining area, a utility room, and a versatile in use loft conversion. The beautiful rear garden enjoys a manicured lawn, well established flower beds, and a paved patio area, which creates the perfect space for outdoor furniture and dining. To the side of the property, you will find an extensive resin driveway that leads through to the rear garden via secure gates and provides access to the double garage that boasts power, light, and an electric door for effortless access.

Upon entry to the property, you are welcomed in via the entrance hall, which gives access to all accommodation and the rising staircase to the loft conversion. The living room is generous in size and benefits from a stunning bay fronted window that allows lots of natural lighting. Fitted with eye and base level units, the modern kitchen suite provides ample storage and space for a fridge/freezer and hob/cooker. Further appliances can be housed in the utility room, which is accessible from the adjoining dining room. The dining room also provides views and direct access into the rear garden via patio sliding doors. Both bedrooms are double in size, one of which benefits from an ensuite-shower room and built-in storage. The family shower room comprises a shower enclosure, pedestal hand wash basin, and low level WC. The loft conversion is versatile in use and could be used as a home office, storage, or additional accommodation and houses the newly installed boiler.

COUNCIL TAX BAND - D  
EPC - TBC



- Living room**  
14'5" x 12'5" (4.40 x 3.80)
- Kitchen**  
11'8" x 10'3" (3.56 x 3.14)
- Bedroom 1**  
16'7" x 11'11" (5.06 x 3.64)
- Ensuite**  
8'11" x 2'11" (2.72 x 0.89)
- Bedroom 2**  
14'2" x 12'5" (4.32 x 3.80)
- Dining Room**  
11'8" x 10'0" (3.56 x 3.06)
- Utility room**  
11'1" x 3'6" (3.38 x 1.08)
- Shower room**  
8'11" x 7'8" (2.72 x 2.36)

