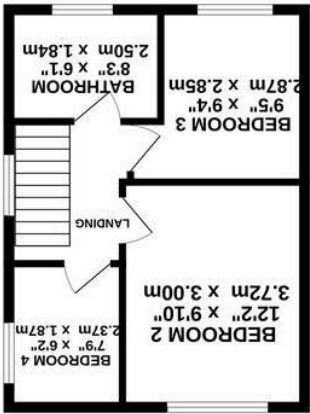
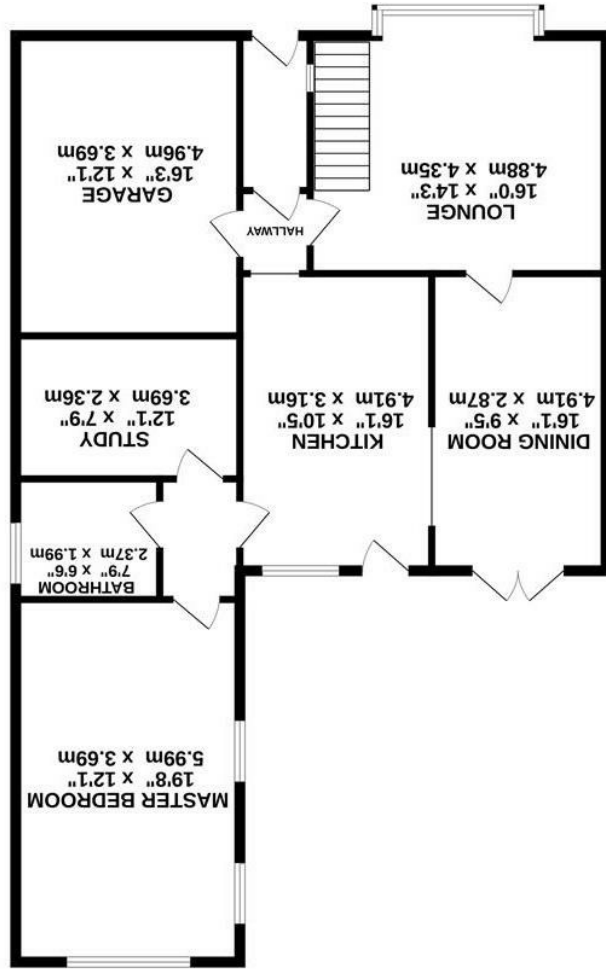


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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  
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 Epping Close, Kettering, NN15 6TR  
£375,000





Occupying a corner plot, within a quiet cul-de-sac of the ever popular Barton Seagrave is this deceptively spacious four bedroom detached property. The accommodation is spacious throughout and offers a living room, dining room, kitchen, study, ground floor shower room, four bedrooms and a family bathroom. Externally, the property benefits from a garage and driveway parking, as well as a beautiful rear garden. The rear garden is predominately laid to lawn with the addition of a paved patio and flower beds to the borders, making it the perfect space for outdoor furniture and dining. You will also find a brick built outbuilding with power and light currently functioning as a workshop and storage.

You are welcomed into the property via the entrance hall which gives access to the living room and integral garage. The living room is flooded with natural light from the large windows to the front aspect and enjoys a free standing feature fireplace as its focal point. The adjoining dining room has space for a dining and table chairs, whilst providing views and access out into the rear garden via patio doors. Flowing through to the kitchen you will find eye and base level units, along with an integrated oven/hob. You will also find space for a dishwasher, washing machine, fridge and freezer, and a breakfast bar which is ideal for casual dining. Access to the study, ground floor shower room and the large master bedroom is gained from the kitchen. The shower room is fitted with a double shower enclosure, low level WC and pedestal hand wash basin, while the bedroom benefits from dual aspect windows, creating a bright and airy feel. From the first floor landing you have access to three bedrooms, two of which are double in size and the family bathroom. The family bathroom comprises of a bath with shower over, pedestal handwash basin, low level W/C and an airing cupboard.

COUNCIL TAX - C  
EPC RATING - B



**Lounge**  
16'0" x 14'3" (4.88m x 4.35m)

**Dining Room**  
9'4" x 16'1" (2.87m x 4.91m)

**Kitchen**  
10'4" x 16'1" (3.16m x 4.91m)

**Study**  
12'1" x 7'8" (3.69m x 2.36m)

**Master Bedroom**  
12'1" x 19'7" (3.69m x 5.99m)

**Bedroom 2**  
9'10" x 12'2" (3m x 3.72m)

**Bedroom 3**  
9'4" x 9'4" (2.87m x 2.85m)

**Bedroom 4**  
6'1" x 7'9" (1.87m x 2.37m)

**Bathroom/Shower Room**  
7'9" x 6'6" (2.37m x 1.99m)

**Family Bathroom**  
8'2" x 6'0" (2.50m x 1.84m)

**Garage**  
12'1" x 16'3" (3.69m x 4.96m)