

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.

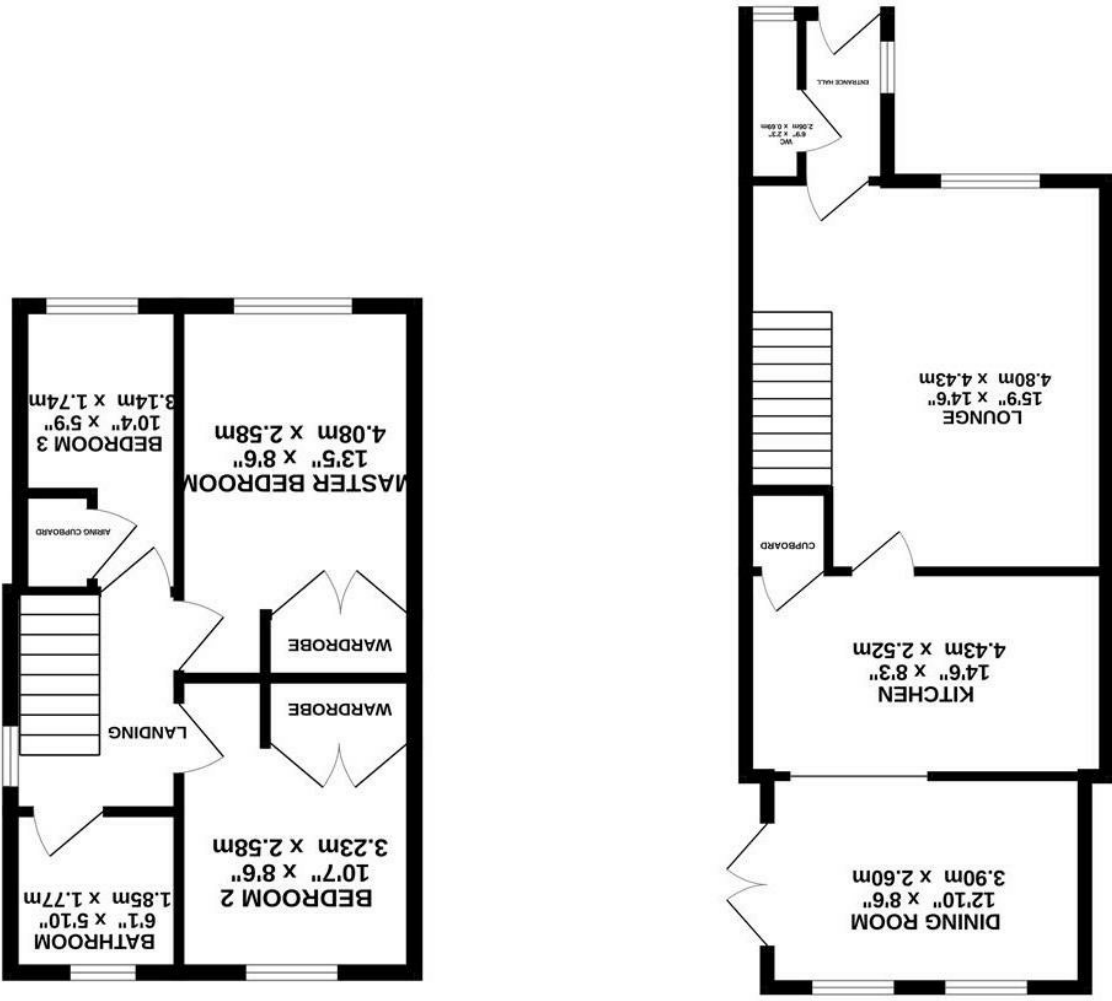
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**Corby**  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

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

**Rothwell**  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

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



1 Dalby Close, Kettering, NN16 9FQ  
£260,000

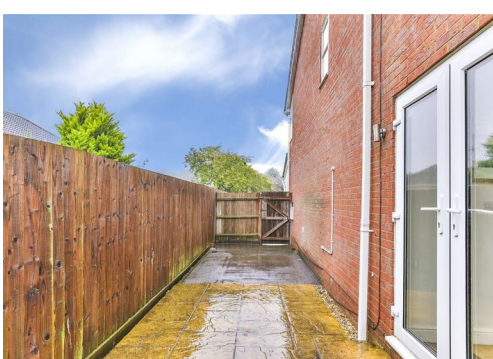
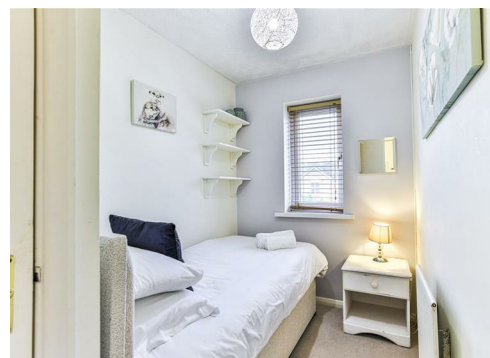




Offered to the market is this beautifully presented, semi-detached home that is ideally situated to the North of Kettering. The property is within short proximity to a wealth of amenities, bus routes, and driving routes, including A14 and A43. The light-filled and contemporary accommodation boasts a spacious living room, open plan kitchen/dining room, ground floor WC, three bedrooms, a family bathroom, off road parking for two cars, and a private rear garden. The rear garden is mostly laid to lawn with a paved patio area and surrounded by mature trees and shrubs.

Upon entry, you are welcomed into the entrance hallway, where access to the ground floor WC and living room can be gained. The spacious living room provides ample space for furniture and a large window looking out onto the front aspect of the home. The kitchen/dining room comprises of eye and base level units, an integrated oven, hob, and extractor, plus space for an American fridge/freezer, dishwasher, washing machine and tumble dryer. The kitchen also boasts an understairs cupboard and leads to the dining room through a large opening, giving a bright and airy open plan feel. The dining room provides views and access to the rear garden through French doors and enjoys two Velux windows, giving additional natural light. The WC completes the ground floor accommodation and comprises a low level toilet and hand wash basin. On the first floor landing, you are able to access all three bedrooms and the family bathroom. The master bedroom and bedroom two are both double in size and benefit from in built wardrobes. The airing cupboard can be found in bedroom three. The family bathroom comprises a three piece suite including a bath with shower over and screen, low level toilet and hand wash basin.

EPC - TBC  
COUNCIL TAX BAND - C



**Lounge**  
14'6" x 15'8" (4.43m x 4.80m)

**Kitchen**  
14'6" x 8'3" (4.43m x 2.52m )

**Dining Room**  
12'9" x 8'6" (3.90m x 2.60m)

**WC**  
2'3" x 6'9" (0.69m x 2.06m)

**Master Bedroom**  
8'5" x 13'4" (2.58m x 4.08m )

**Bedroom 2**  
8'5" x 10'7" (2.58m x 3.23m )

**Bedroom 3**  
5'8" x 10'3" (1.74m x 3.14m )

**Bathroom**  
6'0" x 5'9" (1.85m x 1.77m )