

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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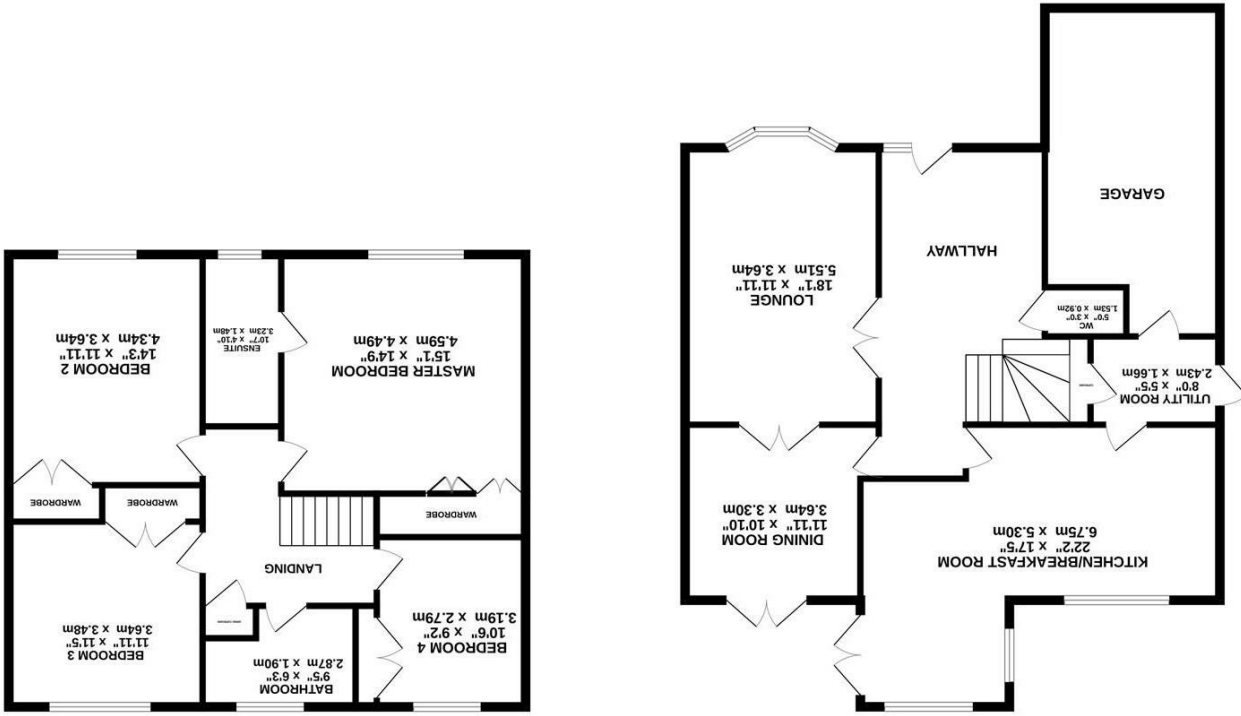
Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

TOTAL FLOOR AREA : 1965 sq. ft. (182.6 sq.m.) approx.
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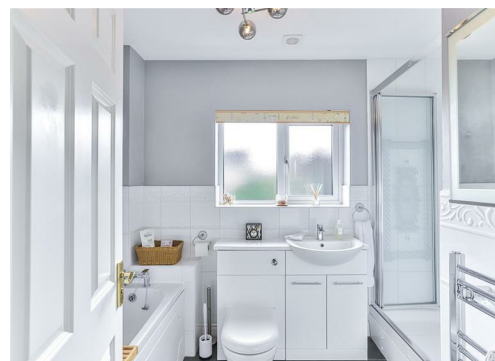
39 Conway Drive, Kettering, NN14 4XP
£475,000



Located on the popular Lazy Acre development in the market town of Thrapston is this beautifully presented family home, ideally positioned with local amenities and countryside walks nearby. The accommodation boasts two reception rooms, an impressive open plan kitchen/breakfast room, a utility room, a guest w/c, four double bedrooms, an en-suite shower room, and a family bathroom. Externally, there is an enclosed, private rear garden, which is mostly laid to lawn with patio areas, perfect for outdoor furniture and dining. To the front of the property, you will find a double garage and a driveway for at least four cars.

Entry to the property is gained via the impressively spacious entrance hall with doors to access most of the ground floor accommodation and a staircase that rises to the first floor landing. The generously sized living room, boasts a bay fronted window providing lots of natural light and leads through into the bright and airy dining room, which enjoys views and access out to the rear garden via double French doors. Offering a range of eye and base level units, the kitchen is fitted with an integrated eye level double oven, hob and extractor, plus space for a dishwasher and American fridge/freezer. The kitchen/breakfast room also provides additional space for a large dining table and chairs with views through to the rear garden via double doors. Further space for appliances can be housed within the utility room. To complete the downstairs accommodation, there is a guest w/c and access to the integral double garage, which is fitted with power and light. The first floor landing gives access to the family bathroom and four double bedrooms, all of which benefit from built-in storage, with the master bedroom also boasting an en-suite shower room. The family bathroom comprises a shower cubicle, a bath tub, low level toilet and hand wash basin.

COUNCIL TAX BAND - F
EPC - TBC



Lounge

11'11" x 18'0" (3.64m x 5.51m)

Dining Room

11'11" x 10'9" (3.64m x 3.30m)

Kitchen/Breakfast Room

22'1" x 17'4" (6.75m x 5.30m)

Utility Room

7'11" x 5'5" (2.43m x 1.66m)

WC

5'0" x 3'0" (1.53m x 0.92m)

Master Bedroom

15'0" x 14'8" (4.59m x 4.49m)

Bedroom 2

11'11" x 14'2" (3.64m x 4.34m)

Bedroom 3

11'11" x 11'5" (3.64m x 3.48m)

Bedroom 4

9'1" x 10'5" (2.79m x 3.19m)

Bathroom

9'4" x 6'2" (2.87m x 1.90m)

Ensuite (Master Bedroom)

4'10" x 10'6" (1.48m x 3.22m)

