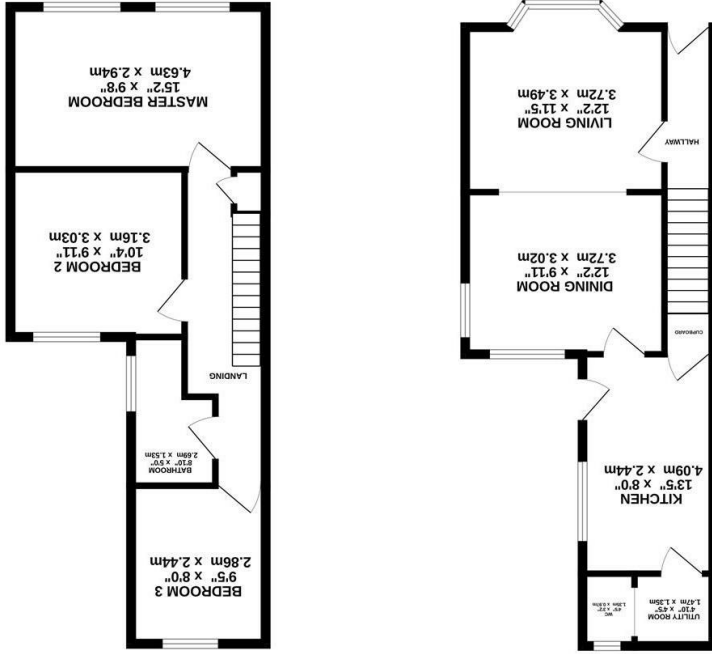


Whist every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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.

Measurements are given to the internal face of walls and doors. Measurements of rooms, windows, doors 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.

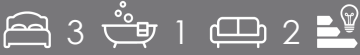
TOTAL FLOOR AREA: 897 sq ft. (83.3 sq m) approx.



- Kettering 12B HORSEMARKET
- NORTHAMPTONSHIRE NN16 0DQ
- Rothwell 30 HIGH STREET
- NORTHAMPTONSHIRE NN14 6BQ
- Thrapston 22 HIGH STREET
- Thrapston
- CORBY 1A SPENCER COURT
- NORTHAMPTONSHIRE NN17 1BH



91 Edmund Street, Kettering, NN16 0HS
£165,000



Situated on Edmund Street, within the heart of Kettering, is this three bedroom end terrace property, coming onto the market with no onward chain. There are plenty of amenities surrounding the property, including local shops, supermarkets, green areas/parks, as well as good road links and Kettering train station. The accommodation offers two reception rooms, a kitchen, a utility room, a guest WC, three bedrooms, and a family bathroom. Externally, you will find a spacious rear garden and relaxed street parking.

Upon entry, you are welcomed into the entrance hallway, where access can be gained to the rising staircase to the first floor and the open-plan living and dining room. The living room is on the front aspect and benefits from a large bay window and an exposed brick fireplace. The dining room has plenty of space for a large dining table and chairs and enjoys views out to the rear garden. The kitchen comprises base level units and an integrated oven and hob. Further appliances can be housed in the adjoining utility room. A guest WC and a large understairs cupboard conclude the ground floor accommodation. From the first floor landing, you will have access to the family bathroom and all three bedrooms, two of which are double in size. The master bedroom stretches the full width of the property and is flooded with natural light. The family bathroom comprises a bath with overhead shower, a low level WC, and a hand wash basin.

EPC RATING - TBC
COUNCIL TAX BAND - A



Living Room
12'2" x 11'5" (3.72m x 3.49m)

Dining Room
12'2" x 9'10" (3.72m x 3.02m)

Kitchen
8'0" x 13'5" (2.44m x 4.09m)

Utility Room
4'9" x 4'5" (1.47m x 1.35m)

WC
3'2" x 4'5" (0.97m x 1.35m)

Master Bedroom
15'2" x 9'7" (4.63m x 2.94m)

Bedroom 2
10'4" x 9'11" (3.16m x 3.03m)

Bedroom 3
8'0" x 9'4" (2.44m x 2.86m)

Bathroom
5'0" x 8'9" (1.53m x 2.69m)

