

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.

Tel: 01536 524475
www.chrisgeorgeestategent.co.uk

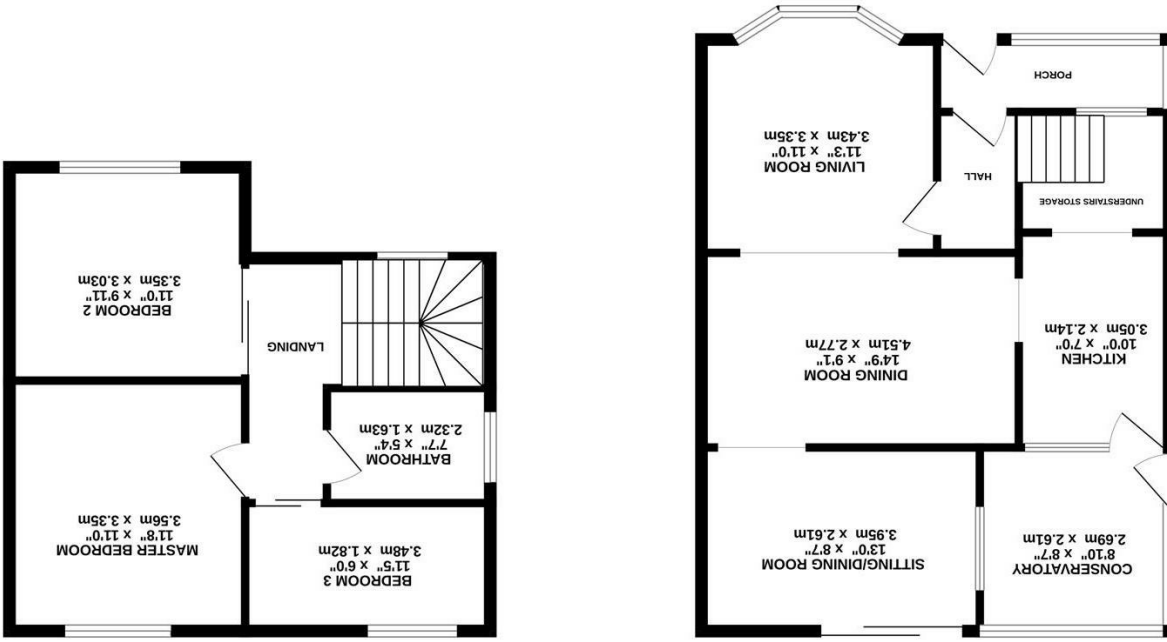
Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

What 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 2024.



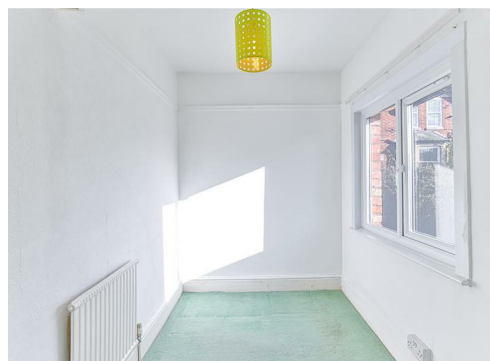
109 Lower Street, Kettering, NN16 8DN
£225,000

 3
  1
  4
  D

Located on Lower Street, within the heart of Kettering, is this spacious three bedroom semi-detached property that is offered to the market with no onwads chain. The property is within close proximity to Kettering town centre, Kettering general hospital and Kettering train station, along with lots of local amenities. It also benefits from a single garage with the potential to create off-road parking for several vehicles. The versatile and spacious accommodation comprises three reception rooms, a kitchen, a conservatory, a large understairs storage cupboard/utility area, three great-size bedrooms, and a family bathroom. Externally, you will find a private rear garden that is fully enclosed by timber fencing and enjoys both lawn and patio areas, ideal for outdoor furniture and dining.

Upon entry, you are welcomed into the porch, where coats and shoes can be stored, if desired, and access can be gained to the downstairs accommodation and the rising staircase to the first floor. To the right side of the property, you will find all three reception rooms, which are separated by open archways and offer versatility. The downstairs accommodation boasts a large bay window to the front aspect and sliding patio doors to the rear, which flood the rooms with natural light. The kitchen is fitted with a range of eye and base-level units and provides space for appliances. Further appliances could be stored in the understairs cupboard/utility area. Completing the ground floor is the addition of an adjoining conservatory, which provides views and access to the rear garden. Ascending to the first-floor landing, you are able to access all three bedrooms, two of which are double in size, and the family bathroom. The family bathroom is fitted with a three-piece suite, including a bath tub with shower screen, low-level WC and wash hand basin.

COUNCIL TAX BAND - B
 EPC RATING - D



Kitchen

7'0" x 10'0" (2.14m x 3.05m)

Living Room

10'11" x 11'3" (3.35m x 3.43m)

Dining Room

14'9" x 9'1" (4.51m x 2.77m)

Sitting/Dining Room

12'11" x 8'6" (3.95m x 2.61m)

Conservatory

8'9" x 8'6" (2.69m x 2.61m)

Master Bedroom

10'11" x 11'8" (3.35m x 3.56m)

Bedroom 2

10'11" x 9'11" (3.35m x 3.03m)

Bedroom 3

11'5" x 5'11" (3.48m x 1.82m)

Bathroom

7'7" x 5'4" (2.32m x 1.63m)

