

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. 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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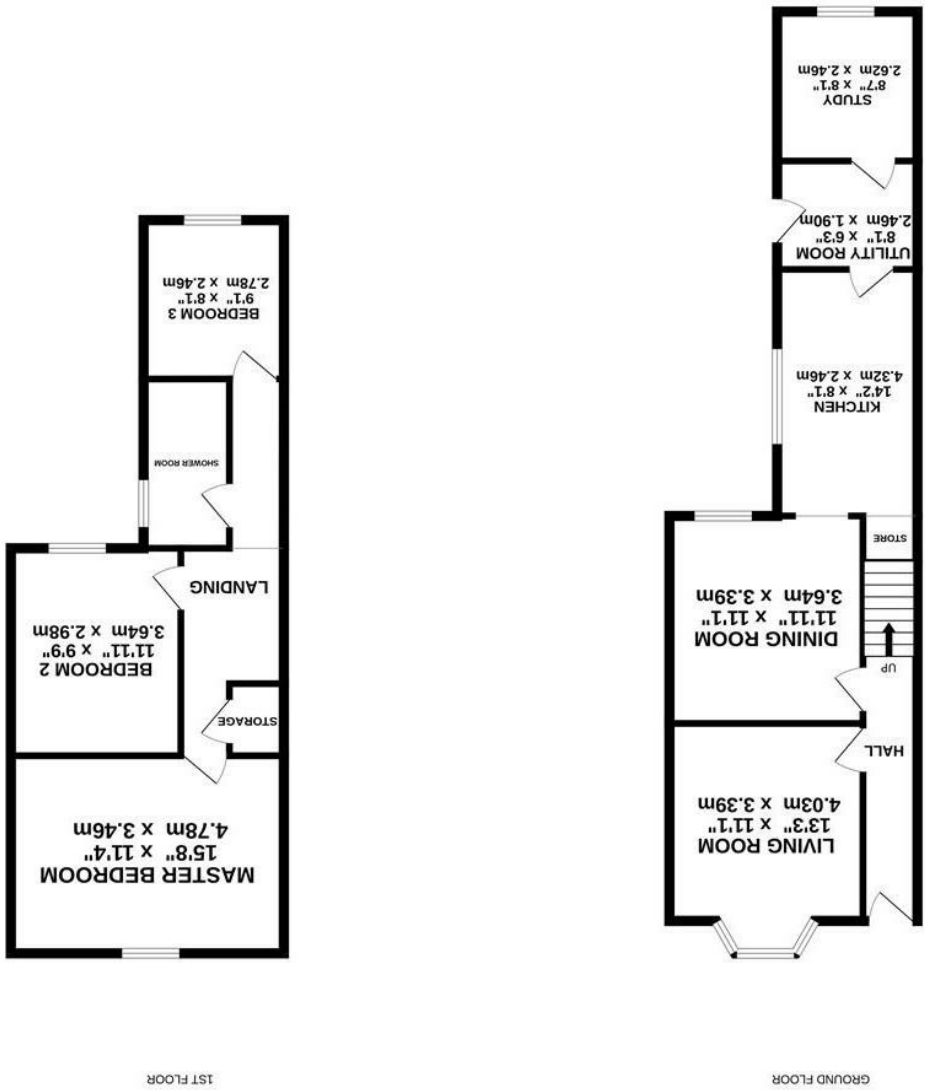
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11 Cecil Street, Kettering, NN16 9LG  
£265,000





An immaculately presented and rarely available three bedroom terrace property that benefits from a double-story rear extension providing an abundance of space throughout. This beautiful family home offers a bay fronted living room, separate dining room, recently fitted kitchen, utility room, ground floor study/playroom, three double bedrooms, and a three piece family shower room. Externally, there is a highly private, low maintenance rear garden that offers the ideal space for outdoor furniture and dining. The property is located within a popular residential area in Kettering with a number of amenities nearby, including local shops, supermarkets, cafes, restaurants, schools, and much more!

Upon entry, you are welcomed into the hallway, where coats and shoes can be stored if desired. Both reception rooms provide plenty of space for furniture, along with fully working wood burners as the focal point. The kitchen was recently re-fitted in 2019 and offers a range of eye and base level units along with an integral oven, induction hob, extractor, and microwave. There is also space for an American style fridge freezer, dishwasher, and washing machine. Further appliances can be stored within the utility room located to the rear of the kitchen. Situated to the rear of the ground floor is the versatile study that could also function as a playroom or snug, if required. Completing the ground floor accommodation is the highly private rear garden that is fully enclosed by brick walls and offers plenty of paved patio space, ideal for outdoor furniture, as well as brick built storage. Ascending to the first floor landing, you are able to access all three double bedrooms and the family shower room. The shower room is fitted with a three piece suite, including a walk in shower cubicle, vanity wash hand basin with LED vanity mirror above, low level WC and towel radiator.

COUNCIL TAX BAND - B  
EPC RATING - TBC



**Living Room**  
13'2" x 11'1" (4.03 x 3.39)

**Dining Room**  
11'11" x 11'1" (3.64 x 3.39)

**Kitchen**  
14'2" x 8'0" (4.32 x 2.46)

**Utility Room**  
8'0" x 6'2" (2.46 x 1.90)

**Study**  
8'7" x 8'0" (2.62 x 2.46)

**Master Bedroom**  
15'8" x 11'4" (4.78 x 3.46)

**Bedroom Two**  
11'11" x 9'9" (3.64 x 2.98)

**Bedroom Three**  
9'1" x 8'0" (2.78 x 2.46)

**Shower Room**  
4'5" x 9'8" (1.37 x 2.96)