

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.

Measurements are given to the internal face of the walls unless otherwise stated. The area of the plot 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: 853 sq.ft. (79.2 sq.m.) approx.

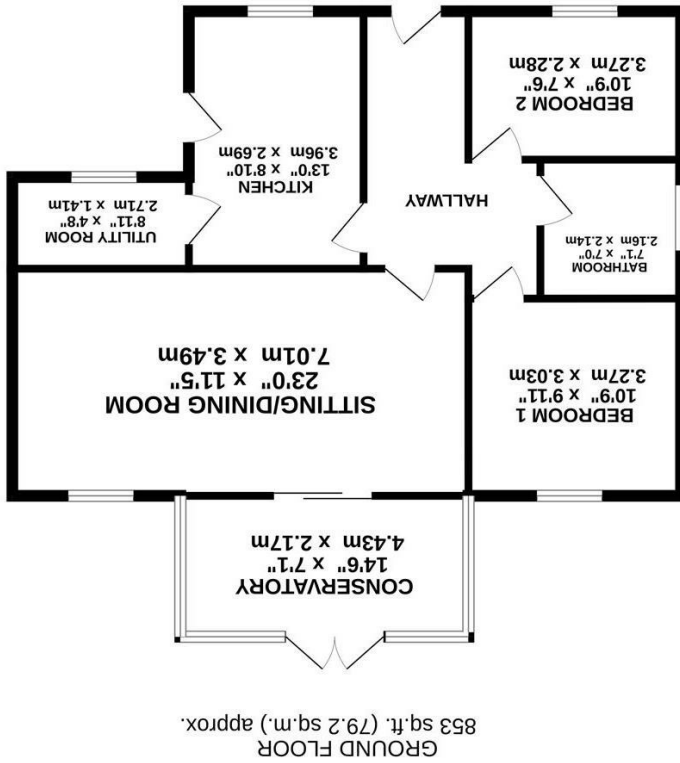
Tel: 01536 524475  
www.chrisgeorgeestateagent.co.uk

**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



56 Roundhill Road, Kettering, NN15 6BE  
£270,000





Offered onto the market with no onwads chain is this two bedroom detached bungalow that is situated within the heart of Kettering amongst a wealth of amenities. The accommodation comprises a large reception room, conservatory, kitchen with adjoining utility room, two sizeable bedrooms and a four piece bathroom. Externally, you will find a low maintenance rear garden and off road parking to the front aspect.

Upon entry you are welcomed into the hallway where majority of the accommodation is accessible. Situated to the right of the bungalow is the spacious kitchen that is fitted with a range of eye and base level units along with an integral oven, hob and extractor and space for appliances. Further appliances can be stored within the adjoining utility room, if required. The reception room provides ample space for both living and dining furniture along with sliding doors leading to the conservatory which in turn allows access to the rear garden via double doors. The rear garden boasts mostly paved patio space and a timber storage shed. The master bedroom is double in size whilst the second bedroom is a good size single room.

Kettering town centre is around a five minute walk from the property and provides a number of amenities including local shops, supermarkets, cafes, restaurants and much more! Kettering train station is also nearby and offers frequent direct routes to London, ideal for commuting.

Council Tax Band: C  
EPC Rating: TBC



#### Sitting/Dining Room

22'11" x 11'5" (7.01 x 3.49)

#### Conservatory

14'6" x 7'1" (4.43 x 2.17)

#### Kitchen

12'11" x 8'9" (3.96 x 2.69)

#### Utility Room

8'10" x 4'7" (2.71 x 1.41)

#### Bedroom One

10'8" x 9'11" (3.27 x 3.03)

#### Bedroom Two

10'8" x 7'5" (3.27 x 2.28)

#### Bathroom

7'1" x 7'0" (2.16 x 2.14)