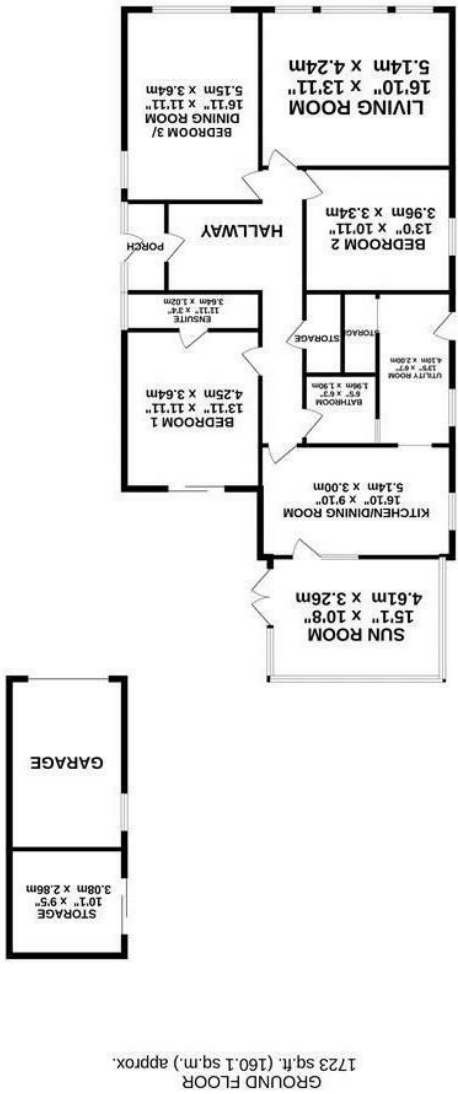


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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TOTAL FLOOR AREA: 1723 sq. ft. (160.1 sq. m.) approx.



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



35 St. Marys Road, Kettering, NN15 7BP
£400,000



A spacious three bedroom bungalow ideally located in the heart of Kettering, close to a wide range of local amenities. This well-presented home offers generously proportioned accommodation throughout, including a living room, kitchen/dining area, utility room, sunroom, three bedrooms, an en-suite shower room, and a three-piece bathroom. Externally, the property boasts a fully enclosed rear garden, off-road parking, and a garage with an attached storage room.

Upon entry, you are welcomed into a entrance hallway providing access to most rooms. Both the living and dining rooms are positioned at the front of the property, each featuring large windows that flood the spaces with natural light. There is ample space for a variety of furniture arrangements in both rooms. The kitchen/dining area is fitted with a range of eye- and base-level units, offering generous storage and worktop space. Additional appliances can be accommodated in the adjoining utility room, which also includes a pantry-style cupboard for extra storage. The sunroom provides a bright and versatile space for relaxing or dining, with patio doors leading out to the rear garden. All bedrooms are generously sized doubles. The master bedroom benefits from an en-suite shower room fitted with a shower cubicle, low-level WC, and wash hand basin, as well as sliding doors that open directly onto the garden. The main bathroom is fitted with a three-piece suite, including a bathtub with overhead shower, low-level WC, and wash hand basin.

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: E
EPC Rating: TBC



Living Room
16'10" x 13'10" (5.14 x 4.24)

Dining Room
16'10" x 11'11" (5.15 x 3.64)

Kitchen/Dining Room
16'10" x 9'10" (5.14 x 3.00)

Utility Room
13'5" x 6'6" (4.10 x 2.00)

Sun Room
15'1" x 10'8" (4.61 x 3.26)

Bedroom One
13'11" x 11'11" (4.25 x 3.64)

Ensuite
11'11" x 3'4" (3.64 x 1.02)

Bedroom Two
12'11" x 10'11" (3.96 x 3.34)

Bathroom
6'5" x 6'2" (1.96 x 1.90)

Storage
10'1" x 9'4" (3.08 x 2.86)

