

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.chrisgeorgeheestateagent.co.uk

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

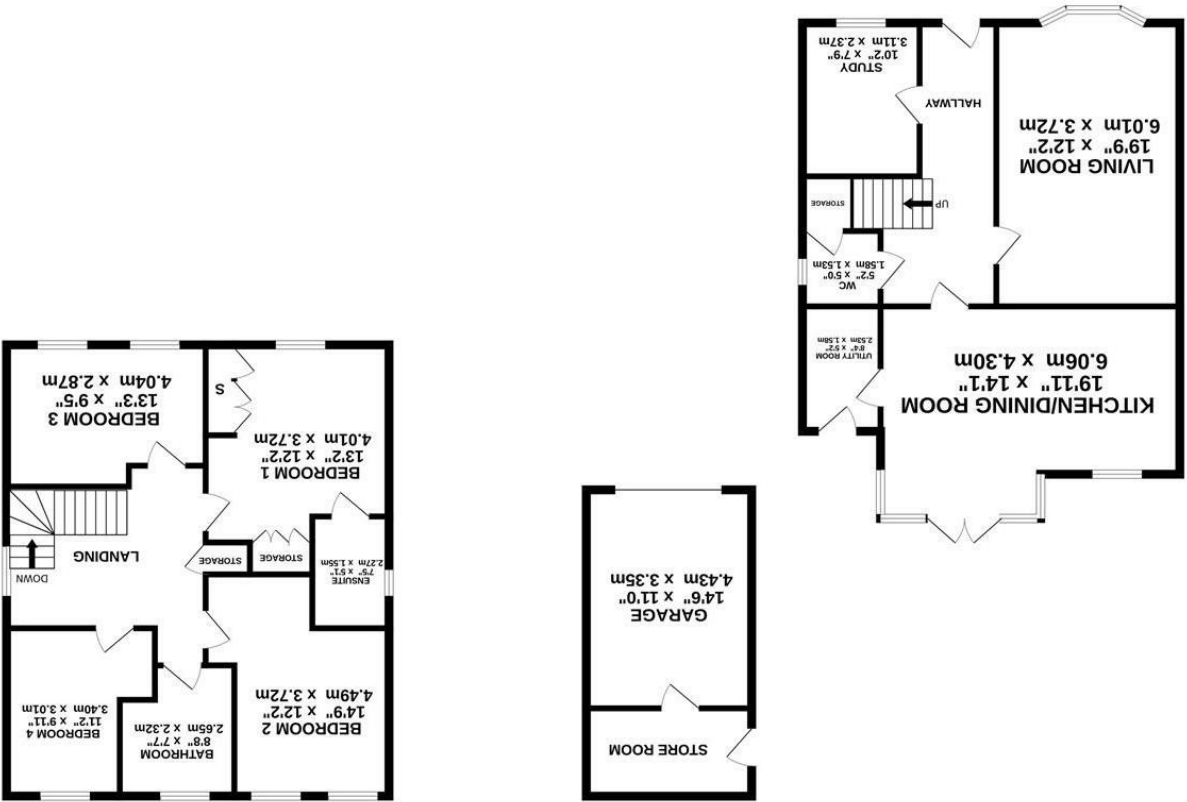
Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

While 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 no guarantee as to their operability or efficiency can be given.
Made with Metropix 2025.

TOTAL FLOOR AREA: 1761 sq.ft. (163.6 sq.m.) approx.



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.

1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1 Hardwick Avenue, Kettering, NN15 5LD
£485,000



Nestled away within a sought after area in Barton Seagrave is this beautifully presented four bedroom detached family home that boasts sizeable accommodation throughout. Internally, you will find a large living room, study, open plan kitchen/dining room with an adjoining utility room, ground floor WC, four generously sized bedrooms, an ensuite shower room and a four piece family bathroom. Externally, there is a single garage with a storage room to the rear, off road parking and a landscaped rear garden that provides astro turf lawn and paved patio space along with a timber storage shed and hot tub.

Upon entry you are welcomed into the hall where all principal rooms are accessible. The living room benefits from plenty of space for furniture along with a bay window looking out onto the street ahead. Across the hall, you will find the versatile study that could also function as a play room, if desired. The kitchen/dining room is fitted with a range of cabinetry including an integral fridge freezer, oven, hob, extractor and dishwasher. Further appliances can be stored within the adjoining utility room. The guest WC completes the ground floor accommodation. Ascending to the first floor landing you are able to access all four bedrooms and the family bathroom. All four bedrooms are double in size with the master bedroom benefitting from built in storage and an ensuite three piece shower room. The family bathroom is fitted with a four piece suite including a bath tub, shower cubicle, low level WC and wash hand basin.

Council Tax Band: E
EPC Rating: B

Agents Note: This property is approximately seven years old and has around three years remaining on the NHBC. There are also owned solar panels.



Kitchen/Dining Room
19'10" x 14'1" (6.06 x 4.30)

Living Room
19'8" x 12'2" (6.01 x 3.72)

Study
10'2" x 7'9" (3.11 x 2.37)

Utility Room
8'3" x 5'0" (2.53 x 1.54)

Garage
14'6" x 10'11" (4.43 x 3.35)

Store Room
10'11" x 5'10" (3.35 x 1.78)

WC
5'2" x 5'0" (1.58m x 1.53m)

Bedroom One
13'1" x 12'2" (4.01 x 3.72)

Ensuite
7'5" x 5'1" (2.27 x 1.55)

Bedroom Two
14'8" x 12'2" (4.49 x 3.72)

Bedroom Three
13'3" x 9'4" (4.04 x 2.87)

Bedroom Four
11'1" x 9'10" (3.40 x 3.01)

Bathroom
8'8" x 7'7" (2.65 x 2.32)