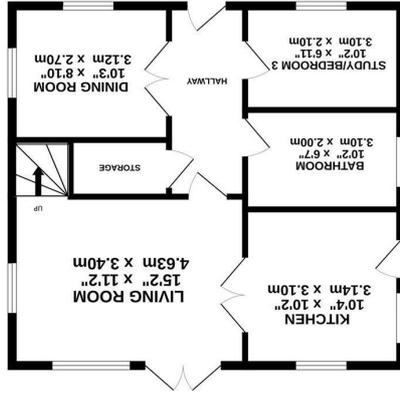
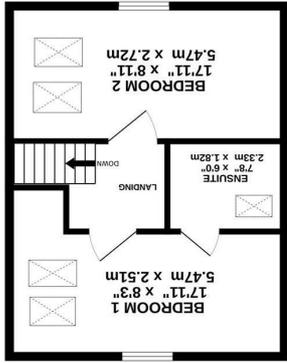


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any error, omission, mis-statement, or mis-statement. This plan is for illustrative purposes 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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1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



31 Deeble Road, Kettering, NN15 7AB  
£275,000



This rarely available two/three bedroom detached home, built in 2005, is ideally located in the heart of Kettering with a wide range of local amenities in walking distance. Well presented throughout, the property offers spacious and versatile accommodation, making it an ideal choice for couples or families.

The ground floor comprises a generous living room filled with natural light from its dual-aspect windows and offering ample space for furnishings, with a chimney which originally had a wood burning stove that could be easily be reinstalled. Double doors lead through to a modern kitchen, fitted with a range of cabinetry and integrated NEFF oven, gas hob, extractor, and dishwasher. There is also space for additional appliances, access to the driveway and views over the rear garden. To the front of the ground floor you will find two flexible rooms: currently a formal dining room, and a separate study/bedroom, both offering the versatility to be adapted to suit a variety of uses. A four-piece family bathroom completes the ground floor, featuring a bathtub, separate shower cubicle, low-level WC, and wash hand basin.

Upstairs, the first-floor landing leads to two generously sized double bedrooms. The master bedroom has views over the Ise Valley fields and benefits from an en-suite shower room, fitted with a shower cubicle, low-level WC, and wash hand basin. Externally, the property enjoys a fully enclosed and very private rear garden with fruit trees, outdoor exercise equipment and 2 patio areas. To the front there is a neat garden, and off-road parking for 2 vehicles with electric car charger.

Additional highlights include air conditioning units in both the master bedroom and formal dining room, professional soundproofing with acoustic windows, smart home-controlled external shutters within the Velux windows, and a recently replaced boiler (installed Oct 2024 with a 10 year guarantee).

Council Tax Band: C  
EPC Rating: C



**Living Room**  
15'2" x 11'1" (4.63 x 3.40)

**Dining Room**  
10'2" x 8'10" (3.12 x 2.70)

**Study**  
10'2" x 6'10" (3.10 x 2.10)

**Kitchen**  
10'3" x 10'2" (3.14 x 3.10)

**Bathroom**  
10'2" x 6'6" (3.10 x 2.00)

**Bedroom One**  
17'11" x 8'2" (5.47 x 2.51)

**Ensuite**  
7'7" x 5'11" (2.33 x 1.82)

**Bedroom Two**  
17'11" x 8'11" (5.47 x 2.72)