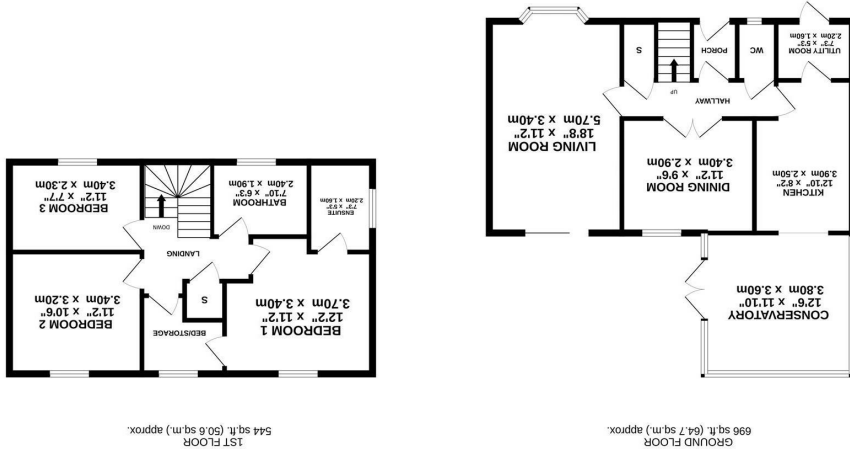


Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



11 Berwick Way, Kettering, NN15 5XF
£410,000

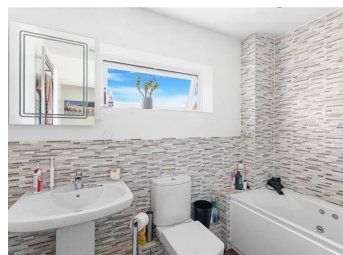


An immaculately presented three/four-bedroom detached family home, located in a highly sought-after residential area of Kettering. This spacious property offers a bay-fronted living room, a formal dining room, a well-appointed kitchen with an adjoining utility room, a bright conservatory, a guest WC, four generously sized bedrooms, an en-suite shower room, and a modern three-piece family bathroom. Externally, the home benefits from a double garage, off-road parking for up to five vehicles, and a fully enclosed rear garden featuring lawn, paved patio and a large wooden gazebo—perfect for outdoor entertaining.

Upon entering, you are welcomed into a central entrance hallway providing access to all principal ground floor rooms. The living room enjoys a large bay window that fills the space with natural light, and sliding doors at the rear lead directly to the garden. The dining room and conservatory are both versatile spaces, suitable for a range of living or dining arrangements. The kitchen is fitted with a comprehensive range of cabinetry and includes integrated appliances such as an oven, hob, extractor fan, fridge-freezer, and dishwasher. Additional appliances and storage are accommodated in the adjoining utility room. A guest WC completes the ground floor layout. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom features a walk-in wardrobe (that previously functioned as a fourth bedroom) and an adjoining three-piece en-suite shower room. The family bathroom is also fitted with a three-piece suite comprising a bathtub, a low-level WC, and a wash hand basin.

Kettering town centre is approximately a five-minute drive away, offering a wide range of amenities including shops, supermarkets, cafés, restaurants, and more. Kettering train station is also nearby, providing frequent direct services to London—ideal for commuters.

Council Tax Band: D
EPC Rating: C



Dining Room

11'1" x 9'6" (3.4 x 2.9)

Lounge

18'8" x 11'1" (5.7 x 3.4)

Kitchen

12'9" x 8'2" (3.9 x 2.5)

Utility Room

6'2" x 4'11" (1.9 x 1.5)

Conservatory Room

12'5" x 11'9" (3.8 x 3.6)

Master Bedroom

12'1" x 11'1" (3.7 x 3.4)

Ensuite

7'2" x 5'2" (2.2 x 1.6)

Second Bedroom

11'1" x 10'5" (3.4 x 3.2)

Third Bedroom

11'1" x 7'6" (3.4 x 2.3)

Fourth Bedroom

6'6" x 6'6" (2 x 2)

Bathroom

7'10" x 6'2" (2.4 x 1.9)