

THE ESTATE AGENT CHBIS GEORGE

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 terms are approximate and no apportability or efficiency can be given. Floor plan and should be used as such by any prospective purchaser. The services, systems and easy appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor prospective purchaser. The services, systems and fittings may vary at point of sale.

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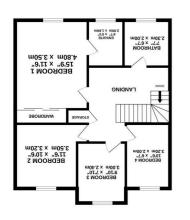
NN17 1BH **NORTHAMPTONSHIRE** COKBY **1A SPENCER COURT** Corby

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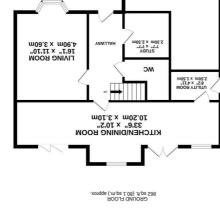
NN14 8BQ **NORTHAMPTONSHIRE ROTHWELL** 30 HICH 218EET Rothwell

NN160DQ **NORTHAMPTONSHIRE** KELLERING 12B HORSEMARKET Kettering

**З**ОАЯАО 16'1" × 11'10" 16'1" × 11'10" 4.90m × 3.60m 8'2" × 4'11" 8'2" × 4'11" 8'2" × 4'11" KITCHEN/DINING ROOM 33.6" x 10'2" 10.20m x 3.10m



TST FLOOR 710 sq.ft. (65.9 sq.m.) approx.





34 Thurston Drive, Kettering, NN15 6GN Guide price £450,000





A sizeable four bedroom detached property situated within the sought-after Leisure Village development in Kettering. This spacious family home comprises a bay-fronted living room, openplan kitchen/dining room with an adjoining utility room, versatile study/play room, a guest WC, four generously proportioned bedrooms, an ensuite shower room and a three-piece family bathroom. Externally, you will find a garage, off-road parking and a large rear garden that offers both lawn and paved patio space, fully enclosed by timber fencing.

fencing.

Upon entry, you are welcomed into the entrance hall where all principal rooms are accessible. The bay-fronted living room offers plenty of room for furniture, along with a feature fireplace as the focal point. The kitchen/dining room is definitely the heart of this home, with space to incorporate family life within one area. The kitchen itself is fitted with a range of eye and base level units, along with an integral oven, induction hob and extractor fan. There is also space for appliances and a breakfast bar, providing further seating and preparation space. Further appliances, including a washing machine and tumble dryer, can be stored within the adjoining utility room. A versatile study—currently functioning as a play room—and the guest WC complete the ground floor accommodation. Ascending to the first floor landing, you are able to access all four bedrooms and the family bathroom. The master bedroom benefits from built-in wardrobes and an adjoining three-piece ensuite shower room. The bathroom also comprises a three-piece suite, including a bathtub with shower attachment, concealed WC and vanity wash hand basin with storage below.

Council Tax Band: E EPC Rating: D



















Kitchen/Dining Room 33'5" x 10'2" (10.2 x 3.1)

**Utility Room** 8'2" x 4'11" (2.5 x 1.5)

Study/Play Room 7'6" x 7'6" (2.3 x 2.3)

Master Bedroom 15'8" x 11'5" (4.8 x 3.5)

Ensuite 6'6" x 6'6" (2.0 x 2.0)

**Bedroom Two** 11'5" x 10'5" (3.5 x 3.2)

**Bedroom Three** 9'10" x 7'10" (3.0 x 2.4)

**Bedroom Four** 10'5" x 6'6" (3.2 x 2.0)

Bathroom







