

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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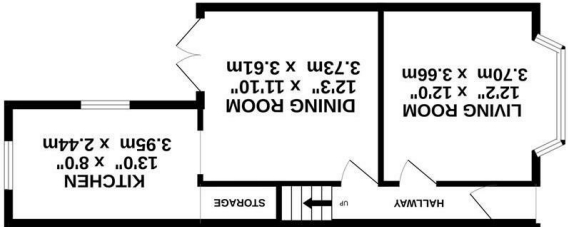
Corby  
1A SPENCER COURT  
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NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

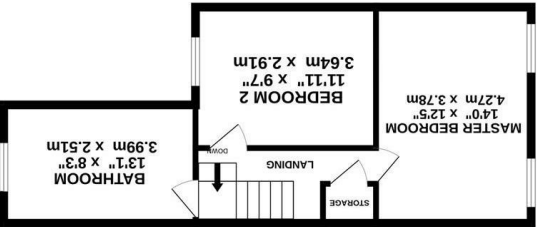
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30 HIGH STREET  
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NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ

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GROUND FLOOR



1ST FLOOR



94 Hawthorn Road, Kettering, NN15 7HT  
£220,000





This beautifully presented two-bedroom Victorian terrace is located in the ever-popular Headlands area of Kettering. This home perfectly blends characterful charm with vibrant, thoughtful design, offering a warm and welcoming atmosphere from the moment you arrive.

Set behind a low-maintenance walled garden, you're welcomed in via a classic open porch and into a hallway that immediately sets the tone with its original tiled flooring and stylish décor. There's also useful space for coats and shoes. Downstairs, you'll find two spacious reception rooms. The front lounge is bright and airy thanks to a large bay window, with exposed wooden floors and custom shelving adding character. At the rear, the separate dining room makes a great space for both everyday use and entertaining. French doors open out to the garden, creating a lovely indoor-outdoor flow. The kitchen, just off the dining room, combines modern touches with traditional features. It includes sleek units, a Belfast sink, integrated oven and hob, plus a handy pantry and space for appliances. Outside, the garden is a real highlight – a colourful, low-maintenance space with raised beds, a quirky shed, and a covered garden kitchen area. A patio beneath a wooden pergola offers the perfect spot to relax or entertain. Upstairs, the layout has been smartly reconfigured to include a large bathroom featuring a corner shower cubicle, vanity wash hand basin, low level WC, and wood-effect flooring. Both bedrooms are good-sized doubles, with the front bedroom benefiting from built-in wardrobes.

Situated within walking distance of local schools, shops, Kettering town centre and the train station, this home offers both character and convenience. A truly special property, full of personality – ready to move into and enjoy.

Council Tax Band: A  
EPC Rating: C



**Living Room**  
12'1" x 12'0" (3.70 x 3.66)

**Dining Room**  
12'2" x 11'10" (3.73 x 3.61)

**Kitchen**  
12'11" x 8'0" (3.95 x 2.44)

**Master Bedroom**  
14'0" x 12'4" (4.27 x 3.78)

**Bedroom Two**  
11'11" x 9'6" (3.64 x 2.91)

**Bathroom**  
13'1" x 8'2" (3.99 x 2.51)

