plan made with Metropix 2014. Fixtures and fittings may vary at point of sale. 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 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

TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.

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

HC4 4 LNN **NORTHAMPTONSHIRE MOTS9A9HT 55 HICH STREET Iprapston**

NN14 PBO **NORTHAMPTONSHIRE ROTHWELL** 30 HICH STREET Kothwell

NN160DQ **NORTHAMPTONSHIRE KETTERING** 12B HORSEMARKET Kettering

met.e x mta.e ..9.0T × ..0T.TT **LIVING ROOM** HALL 3.93m x 3.19m 12.11" × 10'6" DINING ROOM 4:34m x 2:51m KITCHEN STUDY/BEDROOM 3 14'3" x 8'11" 4.34m x 2.73m



m77.8 x m79.8

13.0" x 12'4" **BEDKOOM J**

BEDROOM 2 4.04m x 2.44m





55 Hallwood Road, Kettering, NN16 9RG £285,000





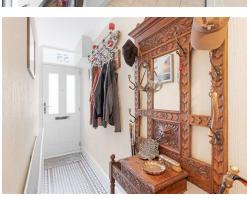
Occupying a substantial plot on Hallwood Road, Kettering is this well-presented two/three-bedroom semi-detached property, situated in the heart of Kettering just a one minute walk from The Pleasure Park and local Co-Op. The property itself offers a large bay-fronted open-plan living/dining room, kitchen, ground floor study/bedroom that also benefits from an adjoining ensuite shower room, two double bedrooms to the first floor, and a four-piece family bathroom. Externally, you will find a sizeable, low-maintenance rear garden that boasts decking, stone, and patio areas, along with a large 4m x 8m timber summer house, fully functional with power and lighting.

Upon entry, you are welcomed into the hallway where the reception room is accessible. The living/dining room provides ample space for furniture, along with a large bay window allowing plenty of natural light to enter. There is also a wood burner, acting as the focal point of the room. The kitchen is fitted with a range of eye- and base-level units and includes space for a cooker, fridge freezer, and washing machine. Completing the ground floor accommodation is the study/bedroom three, ideal for those with additional living requirements. This room also benefits from access to both the front of the property and the rear garden, as well as a three-piece ensuite shower room. Ascending to the first-floor landing, you will find access to both double bedrooms and the family bathroom. The bathroom is fitted with an impressive four-piece suite, including a bathtub, shower cubicle, low-level WC, and 'his and hers' vanity wash hand basins with storage below.

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

Council Tax Band: E EPC Rating: D























Living Room

11'10" x 10'5" (3.61 x 3.19)

Dining Room

12'10" x 10'5" (3.93 x 3.19)

Kitcher

14'2" x 8'2" (4.34 x 2.51)

Study/Bedroom Three 14'2" × 8'11" (4.34 × 2.73)

Shower Room

5'11" x 5'8" (1.81 x 1.73)

Bedroom One

13'0" x 12'4" (3.97 x 3.77)

Bedroom Two

13'3" × 8'0" (4.04 × 2.44)

Bathroom

13'5" x 7'10" (4.11 x 2.40)

