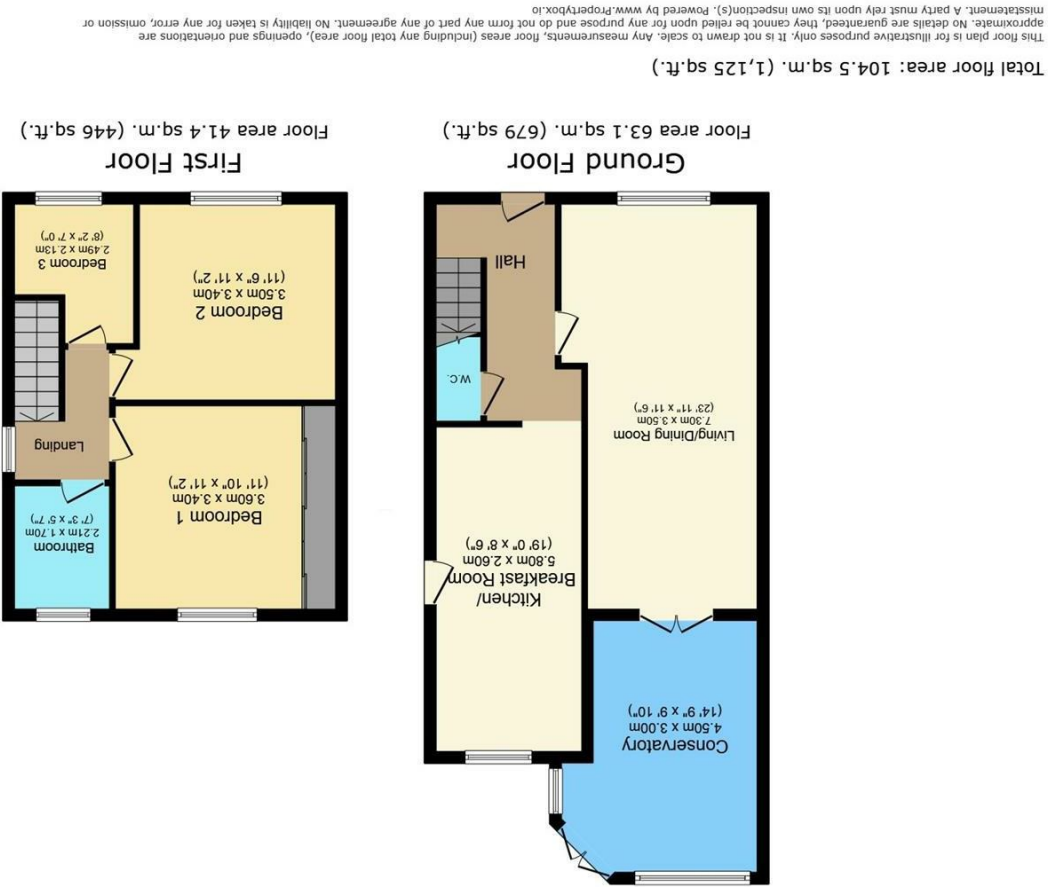


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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17 Netherfield Road, Kettering, NN15 6DY
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Situated on the popular Netherfield Road in the heart of Kettering, this well presented three bedroom semi detached home offers generous living accommodation and an extensive rear garden. The accommodation comprises a spacious living/dining room, kitchen/breakfast room, conservatory and a convenient ground floor WC. To the first floor are three bedrooms, two of which are doubles, along with a family shower room. Externally, the property benefits from a large rear garden featuring a patio area, lawn, and flower bed borders. There is ample space for sheds or a summerhouse, as well as side access leading to the front of the property.

Upon entering the home, you are welcomed via an entrance hall which provides access to the ground floor accommodation, the guest WC and the staircase to the first floor. The kitchen/breakfast room enjoys views over and access to the rear garden via a side door and is fitted with a range of eye and base level units, integrated oven, gas hob, dishwasher and fridge/freezer, along with breakfast bar seating for added convenience. The spacious lounge/diner extends to over seven metres in length, offering ample space for both living and dining furniture. Double doors lead through to the adjoining conservatory, which further extends the living space and provides a versatile additional reception room. The first floor landing provides access to all three bedrooms and the family shower room. Two of the bedrooms are doubles, with the main bedroom benefiting from built-in wardrobes. The shower room comprises a walk-in shower cubicle, low-level WC and hand wash basin.

COUNCIL TAX BAND - B
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