

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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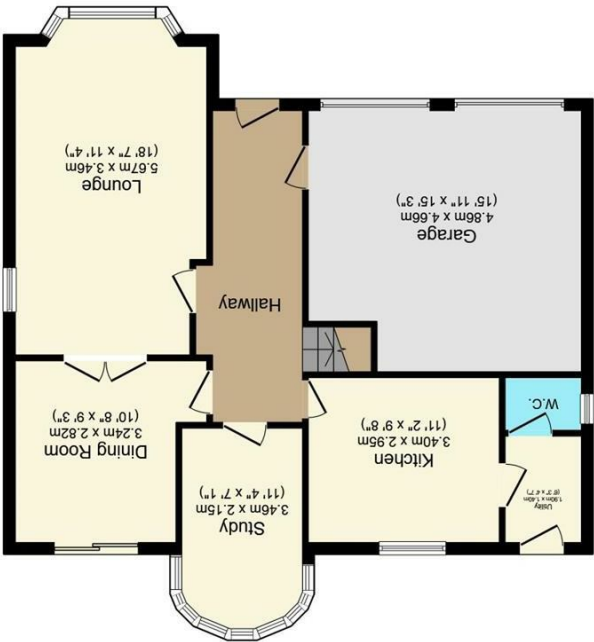
Rothwell
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ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
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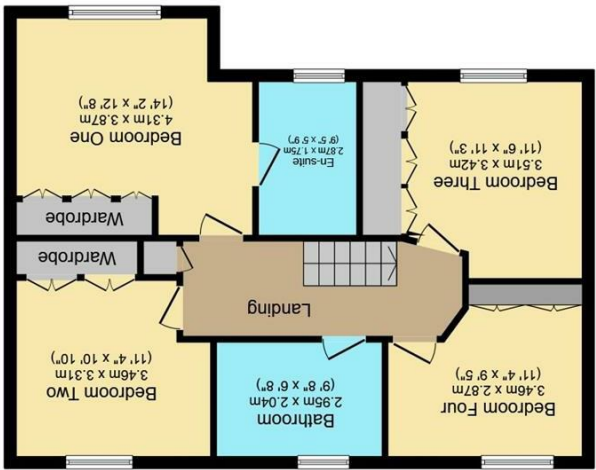
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Total floor area: 156.4 sq.m. (1,684 sq.ft.)

Ground Floor
Floor area 85.3 sq.m. (918 sq.ft.)



First Floor
Floor area 71.1 sq.m. (765 sq.ft.)



2 Wells Close, Kettering, NN15 7RG
Offers over £425,000



Offered to the market with no onward chain, this four-bedroom detached family home is privately nestled on Wells Close, within easy reach of local amenities and well-regarded schools. The property benefits from a bay-fronted living room, two additional reception rooms, a kitchen, utility room, downstairs WC, integral double garage, four double bedrooms, an en-suite shower room, a family bathroom, off-road parking, and an enclosed rear garden.

The entrance hall provides access to all ground floor accommodation, the double garage, and the staircase rising to the first-floor landing. Stretching over five metres in length, the bay-fronted living room is flooded with natural light, features a gas fire as a focal point, and enjoys double doors opening into the adjoining dining room, creating an excellent social flow. The dining room overlooks the rear garden and offers direct access via sliding patio doors. It comfortably accommodates a large dining table and chairs. Adjacent is a third reception room, which could function as a home office or playroom. The kitchen is fitted with a range of eye- and base-level units, along with an integrated oven, hob, and dishwasher. Additional appliances can be housed in the adjoining utility room, which also provides access to the guest WC.

From the first-floor landing, there is access to all four bedrooms, each benefitting from built-in wardrobes. The principal bedroom features an en-suite shower room. Completing the first floor is the family bathroom and a useful storage cupboard.

COUNCIL TAX BAND - E
EPC RATING - C

