



**Connells**

Mill Road  
KETTERING



## Property Description

This charming end-of-terrace property is a fantastic opportunity for investors or landlords looking for a ready-to-go asset in the heart of Kettering. With its prime town centre location, strong rental potential, and flexible layout, this home ticks all the boxes for a high-yield investment.

The ground floor offers a welcoming entrance leading to a spacious dining and sitting area, a versatile bedroom that could double as a home office, and a modern kitchen designed for convenience. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom, providing ample space for tenants or a growing household.

Positioned just moments from Kettering's vibrant town centre, residents will enjoy easy access to the Newlands Shopping Centre, a wide choice of cafes, restaurants, and local pubs, as well as excellent transport links via Kettering Railway Station for direct routes to London and Leicester. Schools, healthcare facilities, and fitness centres are all close by, making this property an exceptional opportunity to secure a profitable investment in a thriving market.

## Ground Floor

### Dining area/sitting room

12' x 11' ( 3.66m x 3.35m )  
Window to the rear, radiator, carpet flooring.

### Kitchen

Window to the rear, door leading to rear garden, a range of wall and base units with rolled edge work surfaces, sink drainer, under stairs storage cupboard, tiled flooring, radiator.

### Bedroom Two

11' 11" x 10' 8" ( 3.63m x 3.25m )  
Bay window to the front, feature fire place, carpet flooring, radiator.

## First Floor

### Landing

Storage cupboard.

### Bedroom One

14' 2" x 11' 11" ( 4.32m x 3.63m )

Window to the front, carpet flooring, radiator.

### Bedroom Three

12' x 8' 3" ( 3.66m x 2.51m )

Window to the rear, radiator, carpet flooring.

### Bedroom Four

10' 7" x 8' 8" ( 3.23m x 2.64m )

Window to the rear, storage cupboard, carpet flooring, radiator.

### Bathroom

window to the rear, bath with shower over, wash hand basin, low level WC, vinyl flooring.

## Externally

### Rear Garden

Fully enclosed, low maintenance, patio, shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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