

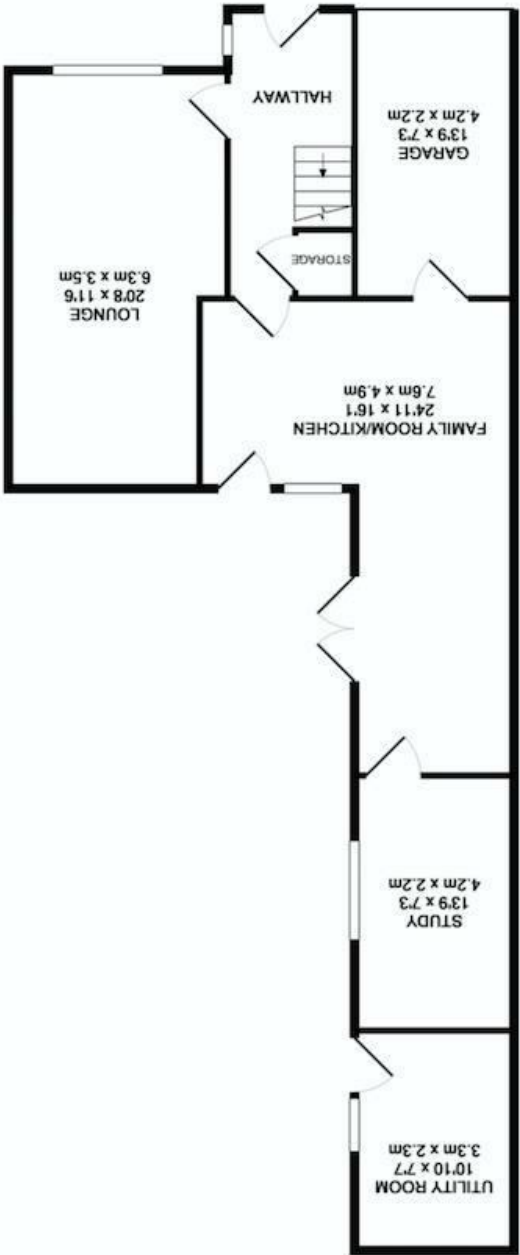
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Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

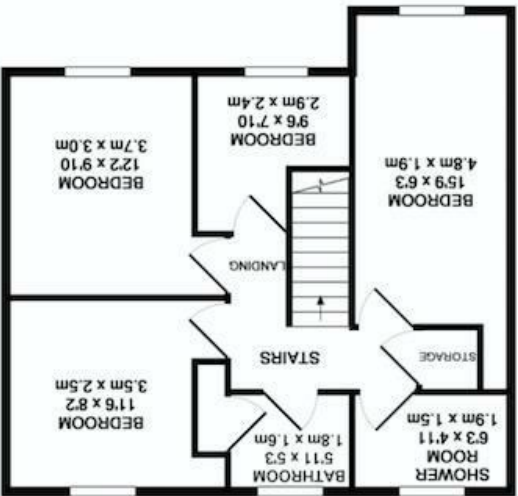
Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



1ST FLOOR
APPROX. FLOOR AREA 587 SQ.FT. (54.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1515 SQ.FT. (140.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 no guarantee as to their operability or efficiency can be given.
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44 St. Francis Close, Kettering, NN15 5DT
Guide price £300,000



A deceptively spacious four/five-bedroom family home offering versatile accommodation across two floors, situated in a popular residential location close to local shops, schools and amenities. Presented in good decorative order throughout, this impressive home benefits from uPVC double glazing, gas radiator central heating, an attractive recently refitted modern kitchen/breakfast room, a converted garage currently used as a home salon, a separate music room/study, generous rear garden and extensive block-paved off-road parking for numerous vehicles. Offered to the market with no onward chain, this flexible family home must be viewed to be fully appreciated.

The property is entered via the entrance hall, providing access to a spacious lounge. The heart of the home is the extended kitchen/breakfast room family room, which has been recently refitted with an attractive range of modern eye and base level units, complementary work surfaces and integrated appliances, creating an ideal space for both everyday family living and entertaining, access leads to the converted garage, currently utilised as a home salon, offering excellent versatility and potential for a variety of uses. To the rear of the property is a further reception room, which could equally serve as a fifth bedroom, double doors opening from the kitchen, directly onto the rear garden. The property also benefits from a separate music room/study, providing an ideal home office, hobby room or additional family space.

To the first floor are four generously proportioned bedrooms, complemented by both a family bathroom and a separate shower room.

Externally, the front of the property features an extensive block-paved driveway providing off-road parking for numerous vehicles. The generous rear garden is predominantly laid to lawn, offering an excellent space for families and outdoor entertaining.

EPC- C
COUNCIL TAX BAND- B



Lounge

20'8" x 11'5" (6.3 x 3.5)

Family Room/Kitchen

16'0" x 24'11" (4.9 x 7.6)

Study

7'2" x 13'9" (2.2 x 4.2)

Utility

7'6" x 10'9" (2.3 x 3.3)

Garage

13'9" x 7'2" (4.2 x 2.2)

First Bedroom

8'2" x 11'5" (2.5 x 3.5)

Second Bedroom

12'1" x 9'10" (3.7 x 3)

Third Bedroom

9'6" x 7'10" (2.9 x 2.4)

Fourth Bedroom

15'8" x 6'2" (4.8 x 1.9)

Shower Room

6'2" x 4'11" (1.9 x 1.5)

Bathroom

5'10" x 5'2" (1.8 x 1.6)