

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 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.

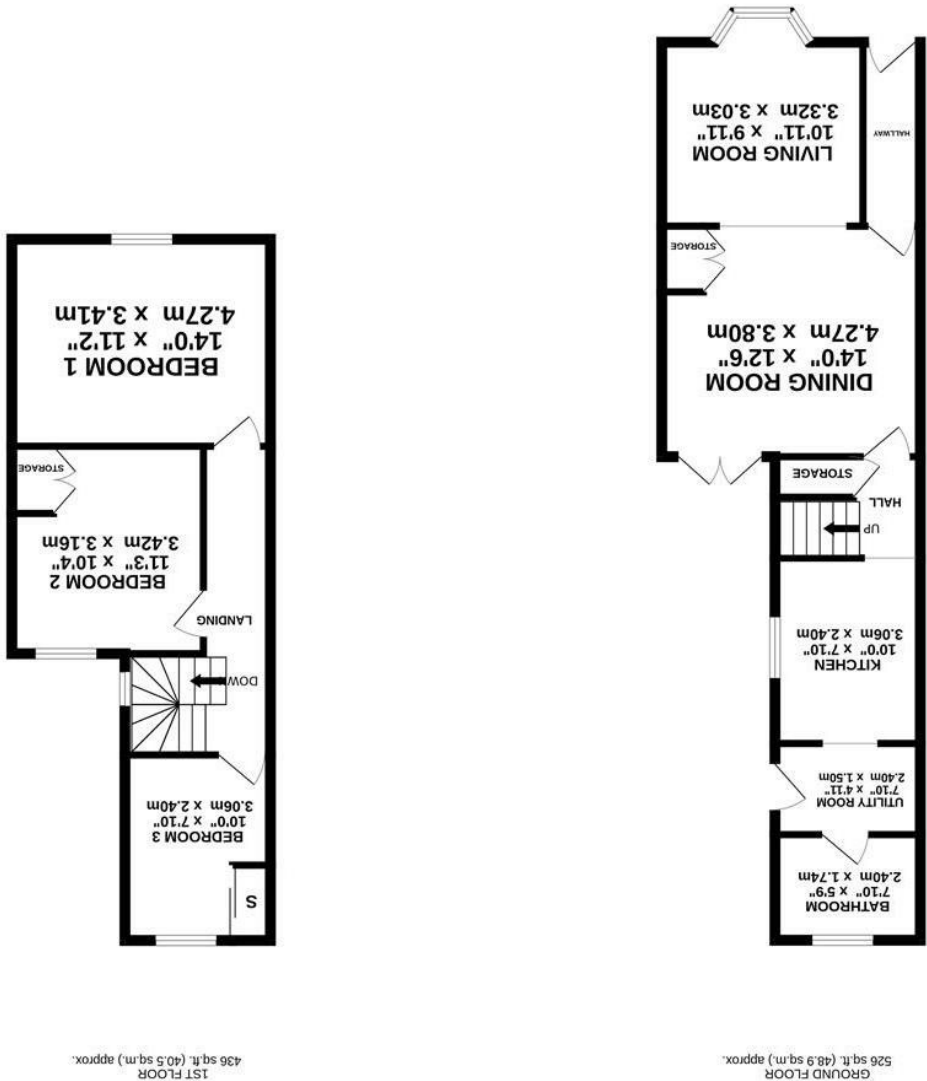
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Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



25 Cambridge Street, Kettering, NN16 8NY
Guide price £215,000

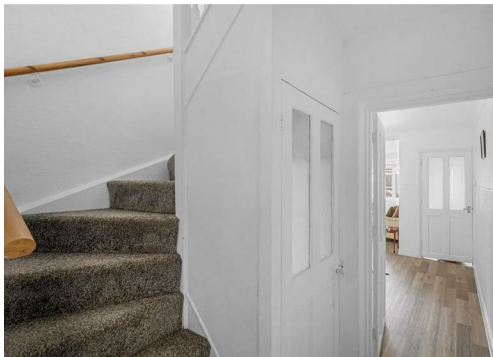
3 1 2 D

Offered to the market with no onward chain is this three-bedroom semi-detached property, situated in the heart of Kettering, just a short walk from a wealth of local amenities. The property offers an open-plan living/dining room, kitchen, versatile utility room, ground floor bathroom, and three double bedrooms to the first floor. Outside, there is a fully enclosed rear garden and generous in size. The property has recently been improved by the owners, benefits now include modern kitchen, new bathroom suite, new flooring and fresh decor throughout.

Upon entry, you are welcomed into the hallway, which provides access to the open-plan reception room. The living/dining room features a large bay window and double doors, allowing ample natural light, a feature fireplace serving as the focal point of the living area. New flooring and fresh decor throughout. The kitchen modern fitted with a range of cabinetry, along with an integrated oven, hob, and extractor, as well as space for additional appliances. The adjoining utility room is currently unfurnished and houses the boiler. Fully tiled, this room offers the potential to be converted into a functioning utility area, if desired. To the rear of the ground floor is the brand new bathroom, fitted with a three-piece suite comprising a bathtub with shower over, low-level WC, and wash hand basin. Ascending to the first-floor landing, you'll find three generous double bedrooms, each offering ample space for bedroom furniture and enjoying plenty of natural light.

Kettering town centre is just a ten-minute walk from the property and offers a wide range of amenities, including shops, supermarkets, cafes, restaurants, and more. Kettering train station is also nearby, providing frequent direct routes to London — ideal for commuters.

Council Tax Band: A
EPC Rating: D



Living Room
10'10" x 9'11" (3.32 x 3.03)

Dining Room
14'0" x 12'5" (4.27 x 3.80)

Kitchen
10'0" x 7'10" (3.06 x 2.40)

Utility Room
7'10" x 4'11" (2.40 x 1.50)

Bathroom
7'10" x 5'8" (2.40 x 1.74)

Bedroom One
14'0" x 11'2" (4.27 x 3.41)

Bedroom Two
11'2" x 10'4" (3.42 x 3.16)

Bedroom Three
10'0" x 7'10" (3.06 x 2.40)