CHRIS GEORGE
THE ESTATE AGENT

9 Grafton Road, Kettering, NN14 3EY
Offers over £600,000



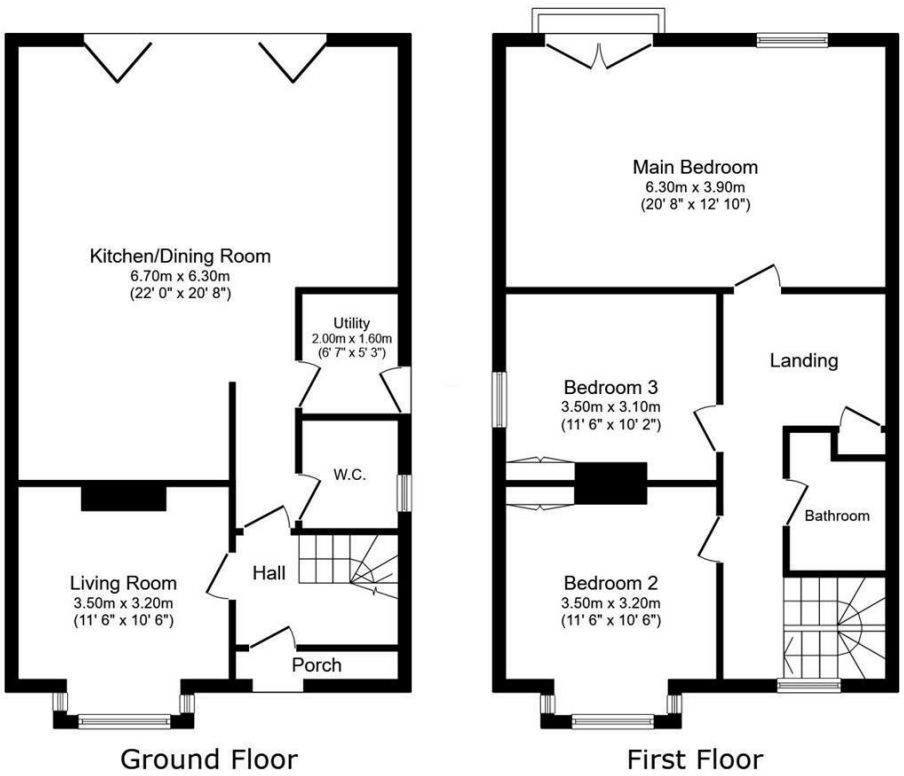
Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Tel: 01536 524475
www.chrisgeorgetheestateagent.co.uk



Total floor area: 134.6 sq.m. (1,449 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

CHRIS GEORGE
THE ESTATE AGENT

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.

Zoopla rightmove

3 1 1 D

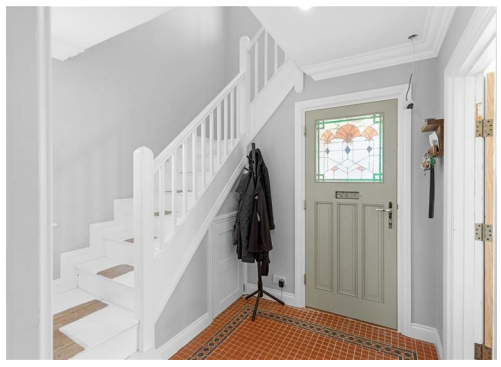
An incredible, extended detached family home which has undergone an extensive programme of renovation and improvement by the current owners, including a substantial two-storey extension to the rear. The property offers beautifully presented and generously proportioned accommodation throughout, complemented by stunning, far-reaching views across open countryside and a magnificent, landscaped rear garden. Further benefits include double glazing, replacement solid oak internal doors, Oak flooring an attractive refitted kitchen and bathroom, suites, underfloor heating, a fabulous master bedroom with Juliet balcony, a larger-than-average garage and ample off-road parking. The property is offered for sale in excellent decorative order throughout, and an internal inspection is highly recommended to fully appreciate everything this exceptional family home has to offer.

The property is entered via an entrance porch leading into a welcoming entrance hallway, with stairs rising to the first-floor landing and access to a ground-floor WC. The living room enjoys a window overlooking the front elevation and features an attractive fireplace, creating a comfortable and inviting space. There is also a separate utility room. Undoubtedly one of the standout features of this home is the magnificent open-plan kitchen, dining and family room, which provides a wonderful space for modern family living and entertaining. The kitchen has been beautifully refitted with an extensive range of contemporary units, complemented by contrasting work surfaces, a substantial central island with breakfast bar and a range-style cooker. Bespoke sliding doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.





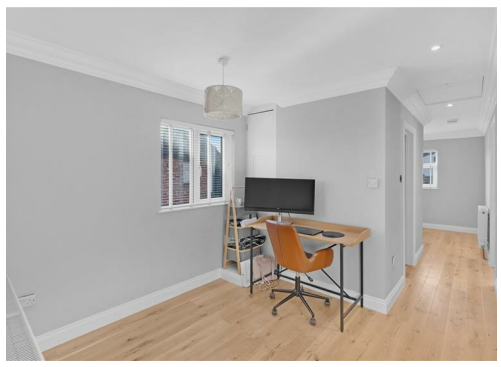




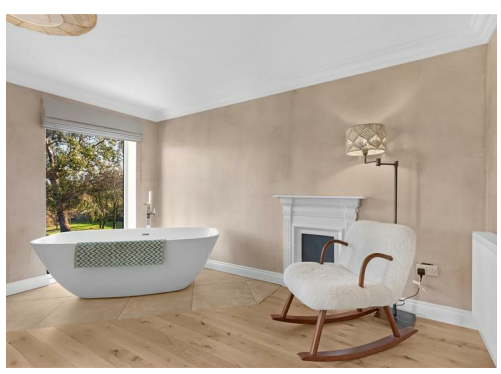
















Living Room
11'5" x 10'5" (3.50 x 3.20)

Kitchen / Dining Room
21'11" x 20'8" (6.70 x 6.30)

Utility
6'6" x 5'2" (2.00 x 1.60)

Main Bedroom
20'8" x 12'9" (6.30 x 3.90)

Bedroom 2
11'5" x 10'5" (3.50 x 3.20)

Bedroom 3
11'5" x 10'2" (3.50 x 3.10)

Bathroom