

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.

Tel: 01536 524475
www.chrisgeorgeestateagent.co.uk

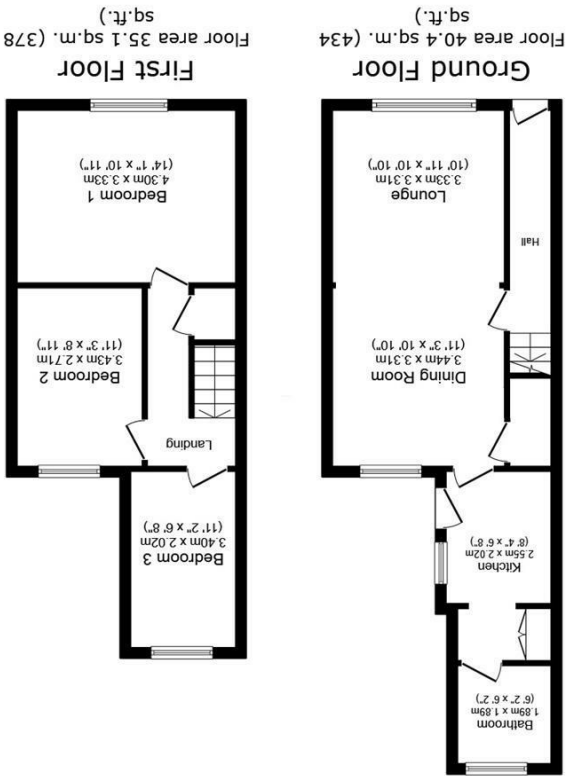
Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

Total floor area: 75.4 sq.m. (812 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



74 Melton Street, Kettering, NN16 9DT
Asking price £160,000

3 1 1 D

Offered to the market with no onward chain, is this bay fronted 3 bedroom terrace property, conveniently situated within walking distance to Kettering town centre. The property has a lounge/ diner, kitchen, downstairs bathroom. Upstairs there are three well proportioned bedrooms. Externally the property offers a garden, a useful brick built outhouse/ outside wc and a storage area.

The ground floor accommodation comprises an entrance hallway with stairs rising to the first floor and access to a spacious lounge/diner. The lounge features a bay window and built-in storage cupboards, while the dining area offers ample space for a table and chairs, and a bay window overlooking the rear garden. There is also a useful pantry and an additional storage cupboard housing the hot water tank. The kitchen provides a range of units with space for a range of appliances. Beyond the kitchen is the bathroom, fitted with a bath and shower facilities.

Upstairs, there are three bedrooms. The master is large in size, with bedrooms two and three both being well sized. On the landing there is a large storage cupboard and access to the loft space.

EPC - D
Council Tax Band - A



Lounge
10'11" x 10'10" (3.33 x 3.31)

Dining Room
11'3" x 10'10" (3.44 x 3.31)

Kitchen
8'4" x 6'7" (2.55 x 2.02)

Bathroom
6'2" x 6'2" (1.89 x 1.89)

Bedroom 1
14'1" x 10'11" (4.30 x 3.33)

Bedroom 2
11'3" x 8'10" (3.43 x 2.71)

Bedroom 3
11'1" x 6'7" (3.40 x 2.02)

