CHRIS GEORGE
THE ESTATE AGENT

# 39 Masefield Road, Kettering, NN16 9LE
## Offers in excess of £250,000



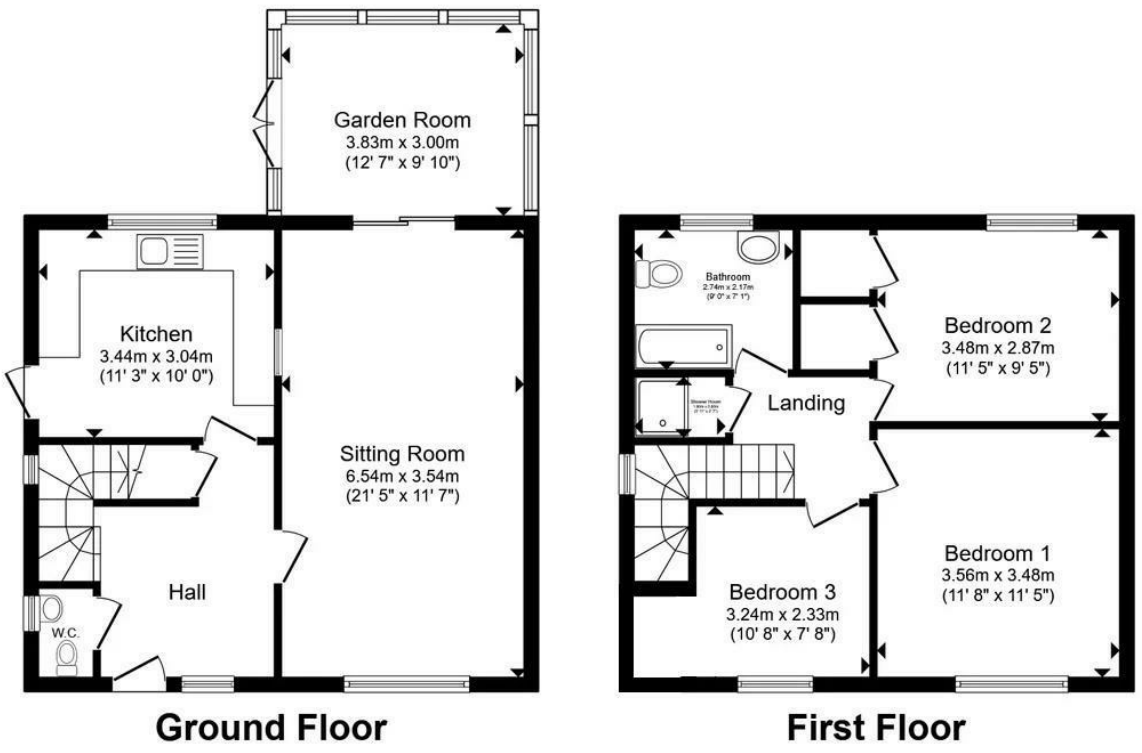

**Kettering**
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KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

**Rothwell**
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

**Thrapston**
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NORTHAMPTONSHIRE
NN14 4JH

**Corby**
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

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Total floor area 102.0 m² (1,098 sq.ft.) approx

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.propertybox.io

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*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.*

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A deceptively spacious three double-bedroom detached family home situated in the popular north end of Kettering, within close proximity to shops, schools and other amenities. Benefits include sealed unit double glazing, gas radiator central heating, a ground floor WC, a generous-sized plot, ample off-road parking and three garages, comprising a single garage and a detached double garage to the rear. Whilst the property would benefit from some updating and modernisation, it offers generously proportioned accommodation throughout and excellent potential to create a wonderful family home. Offered to the market with no onward chain.

The property is entered via a door into a spacious and welcoming entrance hall, with stairs rising to the first-floor landing, access to a ground floor WC and a generously proportioned dual-aspect sitting room, which in turn provides access to the garden room overlooking the rear garden. The kitchen comprises a range of eye and base-level units with space for appliances and a door providing access to the rear garden.

To the first floor, there are three good-sized bedrooms and a family bathroom and seperate shower room.

Outside, the property occupies a generous-sized plot. To the front, there is a block-paved driveway providing off-road parking and access to a single garage. To the rear, the garden is predominantly laid to lawn and enclosed by timber panel fencing, with a further driveway providing off-road parking for several vehicles and leading to a detached double garage.

Offering spacious and versatile accommodation, excellent parking and garaging facilities, and considerable scope for improvement, the property is offered for sale with no onward chain. Call to arrange your early internal inspection.













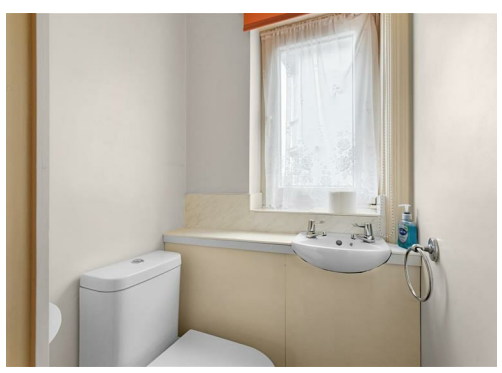












**Sitting Room**
21'5" x 11'7" (6.54 x 3.54)

**Garden Room**
12'6" x 9'10" (3.83 x 3.00)

**Kitchen**
11'3" x 9'11" (3.44 x 3.04)

**Bedroom 1**
11'8" x 11'5" (3.56 x 3.48)

**Bedroom 2**
11'5" x 9'4" (3.48 x 2.87)

**Bedroom 3**
10'7" x 7'7" (3.24 x 2.33)

**Bathroom**
8'11" x 7'1" (2.74 x 2.17)