CHRIS GEORGE
THE ESTATE AGENT

# Lorraine Cottage , Kettering, NN14 3AH
## Guide price £630,000

**Kettering**
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

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

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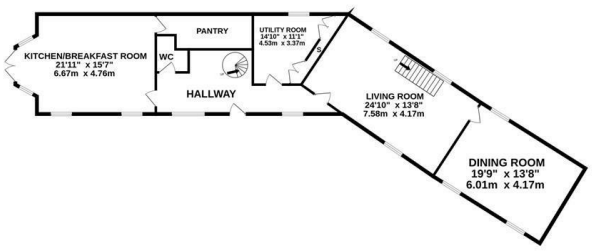
**Corby**
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

**Tel: 01536 524475**
**www.chrisgeorgetheestateagent.co.uk**


GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.




1ST FLOOR
1271 sq.ft. (118.1 sq.m.) approx.

TOTAL FLOOR AREA : 2597 sq.ft. (241.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

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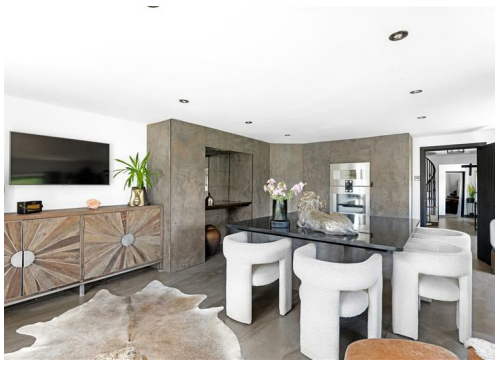
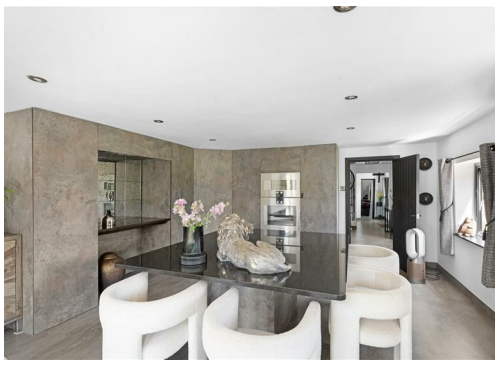
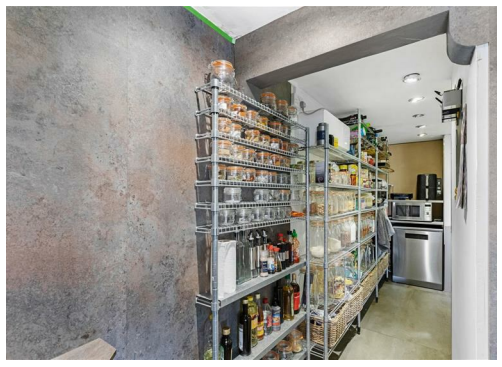
Nestled away within the sought-after village of Twywell is this rarely available four-bedroom detached cottage, which has been home to the current vendors for nearly thirty years. This unique residence is a must-see, offering spacious accommodation throughout and a large garden that backs onto—and provides access to—the well-known Twywell Hills and Dales. Internally, there is a contemporary kitchen with adjoining pantry, utility room, guest WC, generous living and dining rooms, four well-proportioned bedrooms, two ensuite shower rooms, and a main bathroom currently in need of renovation. Outside, there is off-road parking for up to four vehicles on a block-paved driveway, and an impressive garden with lawn and patio areas, perfect for outdoor furniture and entertaining.

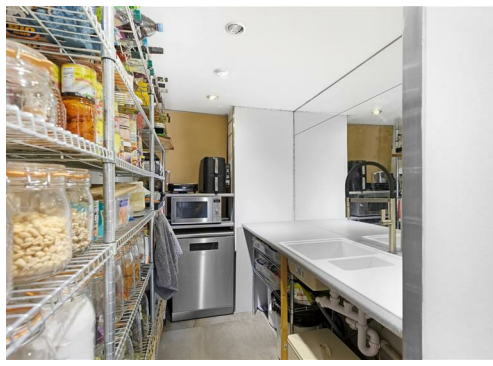
Upon entry, you are welcomed into a hallway from which all principal rooms are accessible. The kitchen is beautifully presented, with sleek cabinetry and integrated appliances including a full-length fridge and freezer, Gaggenau oven and grill, Miele induction hob and extractor. A central island provides both seating and extra preparation space. An adjoining pantry offers further storage and an additional sink for convenience. Double doors open from the kitchen to the rear patio—ideal for summer dining. The utility room houses a washing machine, a second sink, built-in storage (ideal for coats and shoes), and additional worktop space. At the opposite end of the ground floor are two spacious reception rooms, each with ample room for furniture and featuring woodburners as focal points. Upstairs is accessed via two staircases. A spiral staircase leads to the master and fourth bedrooms, while a separate staircase serves the second and third bedrooms and the main bathroom. Both the master and second bedrooms benefit from ensuite shower rooms. The bathroom is currently fitted with a bathtub and is ready for modernisation.

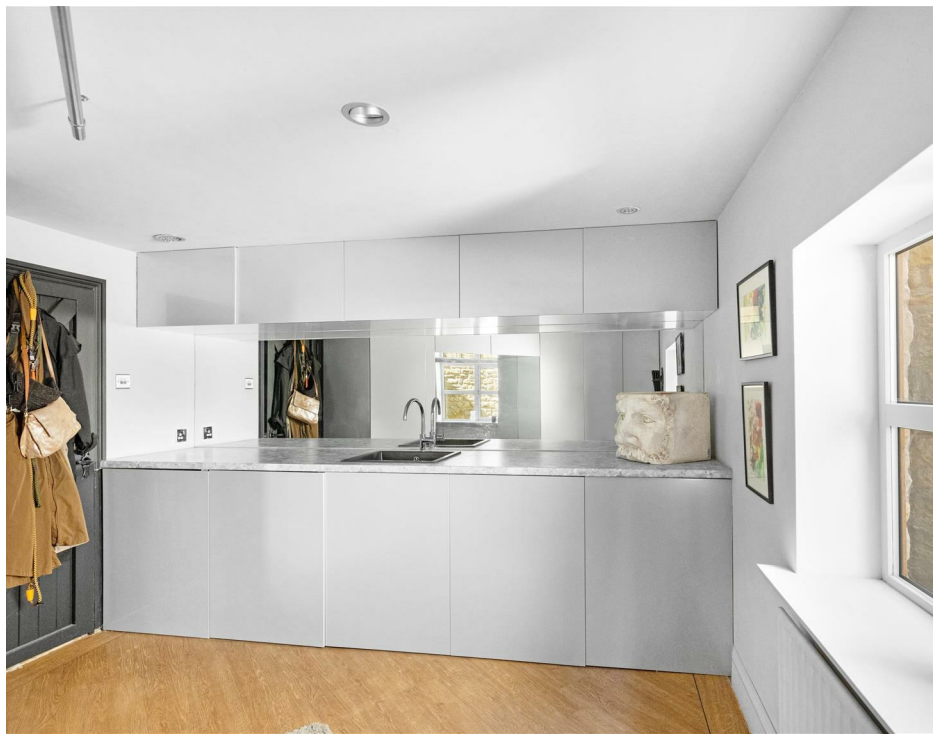
Council Tax Band: E
EPC Rating: D

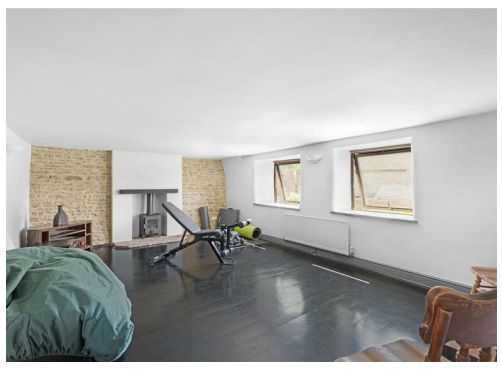












**Kitchen/Breakfast Room**
21'10" x 15'7" (6.67 x 4.76)

**Pantry**
12'7" x 5'3" (3.86 x 1.61)

**Utility Room**
14'10" x 11'0" (4.53 x 3.37)

**Living Room**
24'10" x 13'8" (7.58 x 4.17)

**Dining Room**
19'8" x 13'8" (6.01 x 4.17)

**Master Bedroom**
18'6" x 15'6" (5.66 x 4.74)

**Ensuite**
12'6" x 9'1" (3.82 x 2.78)

**Bedroom Two**
19'6" x 13'2" (5.96 x 4.02)

**Bedroom Three**
13'9" x 10'11" (4.21 x 3.35)

**Bedroom Four**
15'6" x 14'0" (4.74 x 4.28)