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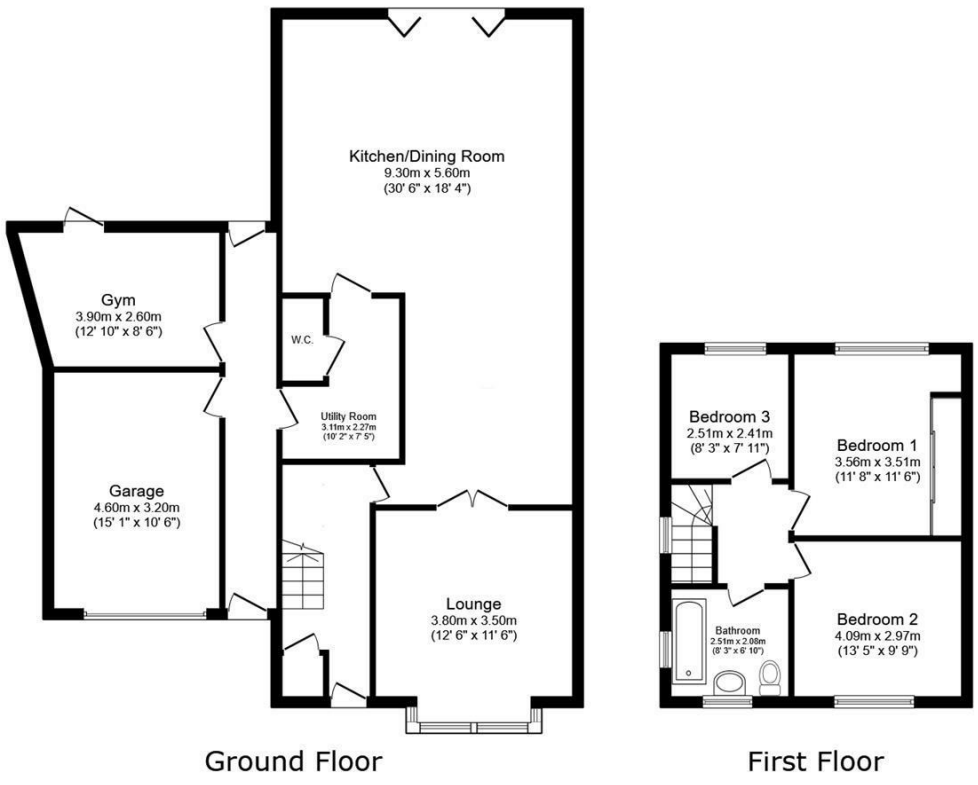

Total floor area: 144.3 sq.m. (1,553 sq.ft.)

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

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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 thoughtfully extended and beautifully presented three/four-bedroom detached family home, situated in a quiet and established residential location within walking distance of Kettering General Hospital, Kettering Midland Mainline Railway Station and a range of local amenities.

The property occupies a fantastic, substantial private plot and boasts an impressive 9m x 6m kitchen/breakfast/dining/family room, creating a superb heart to the home. Further benefits include double glazing, gas radiator central heating, recently refitted contemporary kitchen and bathroom suites, ground floor WC, utility room, versatile gym/bedroom four, single garage and ample off-road parking for several vehicles. The property is entered via the entrance hall, with stairs rising to the first-floor landing and access leading through to the outstanding kitchen/breakfast/dining/family room.

Measuring approximately 9m x 6m, this impressive extended space really forms the heart of the home and is ideal for both everyday family living and entertaining. The kitchen has been recently refitted with an attractive range of contemporary high-gloss eye and base-level units, complemented by a central island and integrated appliances. Three sets of double doors open directly onto the rear garden, allowing an abundance of natural light into the room and creating a fantastic connection between the indoor and outdoor living spaces.

Further doors lead into the separate sitting room, which enjoys a window to the front elevation and an attractive inset wood-burning stove, providing a cosy contrast to the large open-plan family space.

The kitchen/family room also provides access to a useful utility room, ground floor WC and the versatile gym/bedroom four, offering excellent flexibility for those requiring a home gym, additional bedroom, home office or further reception space.

Lounge
12'5" x 11'5" (3.80 x 3.50)

Kitchen / Dining Room
30'6" x 18'4" (9.30 x 5.60)

Utility
10'2" x 7'5" (3.11 x 2.27)

Gym
12'9" x 8'6" (3.90 x 2.60)

Garage
15'1" x 10'5" (4.60 x 3.20)

Bedroom 1
11'8" x 11'6" (3.56 x 3.51)

Bedroom 2
13'5" x 9'8" (4.09 x 2.97)

Bedroom 3
8'2" x 7'10" (2.51 x 2.41)

Bathroom
8'2" x 6'9" (2.51 x 2.08)