

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: 143.7 sq.m. (1,547 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



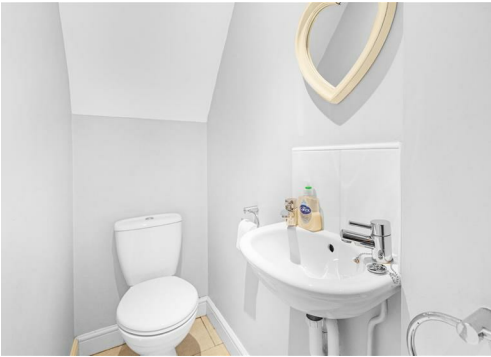
123 Reservoir Road, Kettering, NN16 9QU
Guide price £295,000

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Deceptively spacious and thoughtfully extended three-storey Victorian home, situated in the popular north end of Kettering. This impressive three-bedroom property is presented in excellent order throughout and offers generous and versatile accommodation, including a superb extended kitchen, dual-aspect lounge/dining room, ground-floor WC and a converted attic providing a beautiful master bedroom with en-suite facilities. Further benefits include UPVC double glazing, gas radiator central heating, a generous landscaped rear garden offering a good degree of privacy, a converted workshop/garden room to the rear and relaxed parking to the front. Offered to the market with no onward chain. Call to arrange your early internal inspection

The property is entered via the entrance hall, with doors providing access to the ground-floor accommodation. The dual-aspect lounge/dining room provides a spacious and versatile living and entertaining area, with access leading through to the impressive extended kitchen. The superb extended kitchen, measuring approximately nine metres by five metres, forms a fantastic focal point of the home. The kitchen has been attractively refitted with a comprehensive range of modern base and wall-mounted units with integrated appliances. Further features include a vaulted ceiling, ceiling lantern/skylights providing an abundance of natural light, access to the ground-floor WC, and double doors opening directly onto the rear garden. To the first floor there are two generous-sized double bedrooms together with the family bathroom, which has been attractively refitted with a modern three-piece suite. Stairs rise to the converted attic, which provides a beautiful and spacious master bedroom, benefiting from Velux windows and access to its own en-suite facility, again fitted with a modern three-piece suite.

Outside, the rear garden is generous in size and attractively landscaped, offering a good degree of privacy, to the rear is a converted workshop.



Kitchen / Family Room / Dining Room

29'10" x 8'2" (9.1 x 2.5)

Lounge / Dining Room

24'7" x 10'2" (7.5 x 3.10)

Master Bedroom

17'4" x 9'6" (5.30 x 2.9)

En-suite

8'10" x 5'2" (2.7 x 1.6)

Second Bedroom

15'5" x 10'9" (4.7 x 3.3)

Third Bedroom

11'5" x 9'10" (3.5 x 3)

Bathroom

9'6" x 8'2" (2.9 x 2.5)

Workshop

16'4" x 12'1" (5 x 3.7)