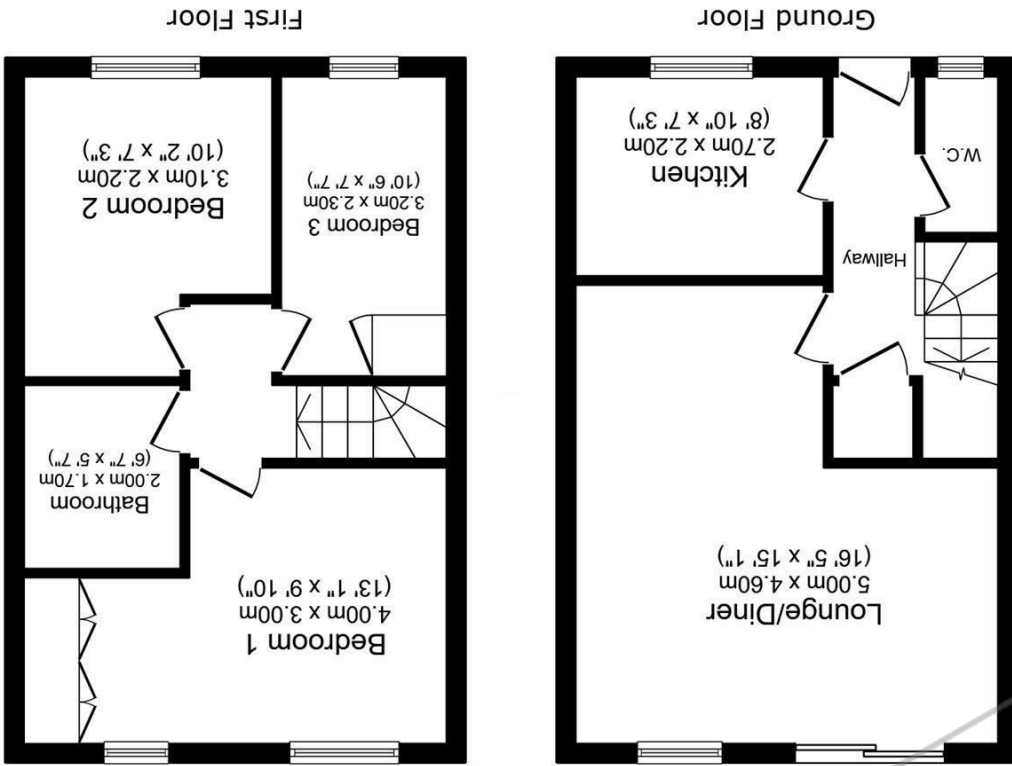


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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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

Total floor area: 66.9 sq.m. (720 sq.ft.)



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



81 Merrivale Close, Kettering, NN15 6FY
£175,000



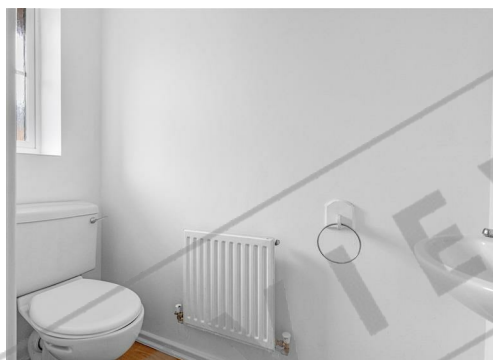
A competitively priced three-bedroom property situated on the popular Leisure Village development in Kettering, conveniently located close to local amenities, schools, and transport links. The property benefits from off-road parking, UPVC double glazing, rear garden, a modern fitted kitchen, and a modern family bathroom suite. The accommodation comprises an entrance hall, lounge/dining room, kitchen, three bedrooms, and a family bathroom. Offered to the market with no onward chain, this property represents an ideal opportunity for first-time buyers, families, or investors alike.

Entered via an entrance hall, the property offers well-proportioned accommodation throughout. The lounge/dining room provides a bright and spacious living area with ample space for both seating and dining furniture, making it ideal for everyday family life and entertaining guests.

The kitchen is fitted with a range of modern eye and base level units with complementary work surfaces and space for appliances, providing a practical and attractive working environment.

To the first floor are three bedrooms, comprising two good-sized doubles and a comfortable single bedroom, all served by a modern family bathroom fitted with a contemporary suite.

Outside, the property benefits from off-road parking to the front. To the rear is laid to lawn..



Lounge/Diner

16'4" x 15'1" (5 x 4.6)

Kitchen

8'10" x 7'2" (2.7 x 2.2)

First bedroom

13'1" x 9'10" (4 x 3)

Second Bedroom

10'2" x 7'2" (3.1 x 2.2)

Third Bedroom

10'5" x 7'6" (3.2 x 2.3)

Bathroom

6'6" x 5'6" (2 x 1.7)

