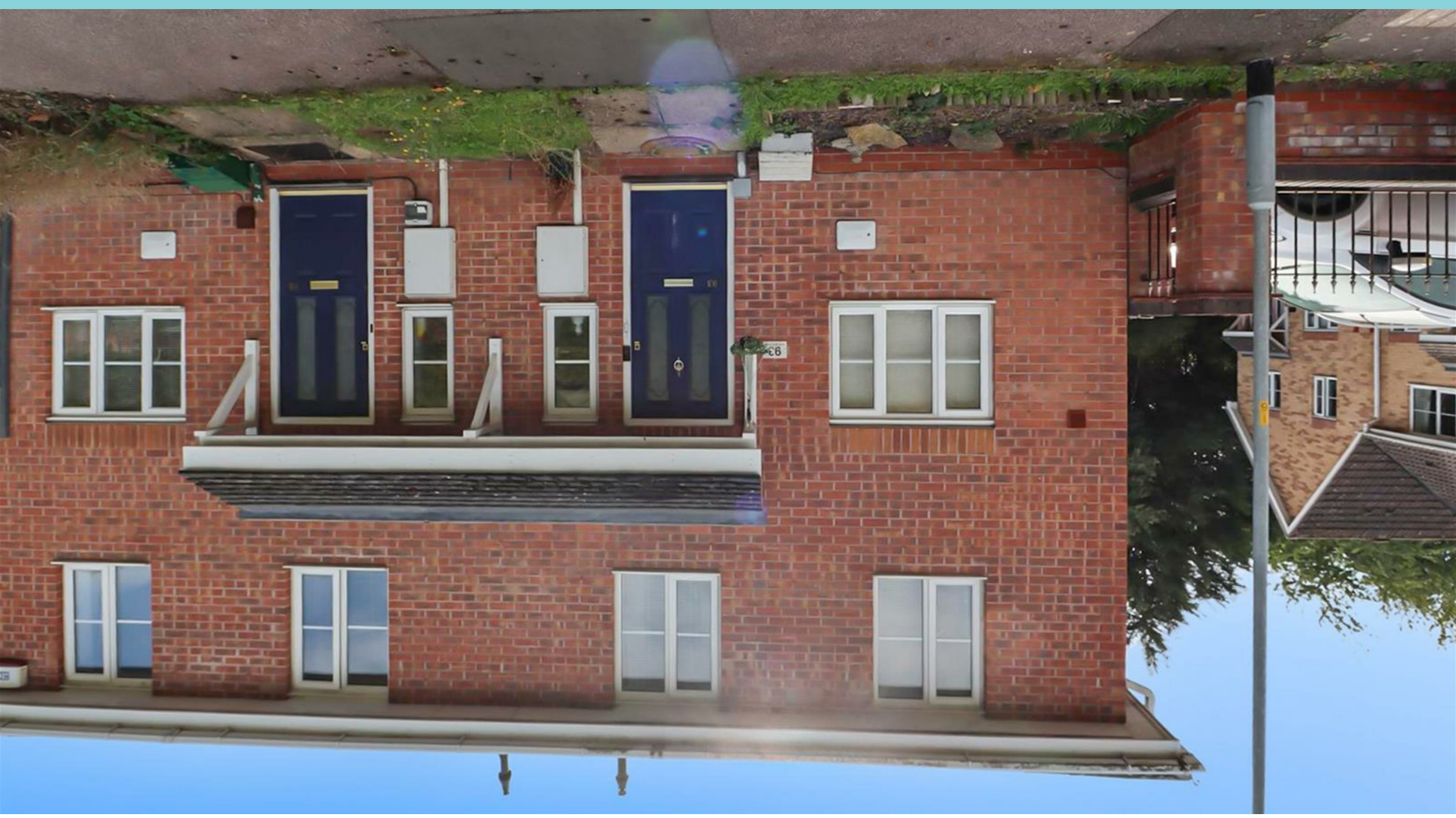
CHRIS GEORGE
THE ESTATE AGENT

93 Merrivale Close, Kettering, NN15 6FY
Guide price £210,000



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KETTERING
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NN16 0DQ

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Thrapston
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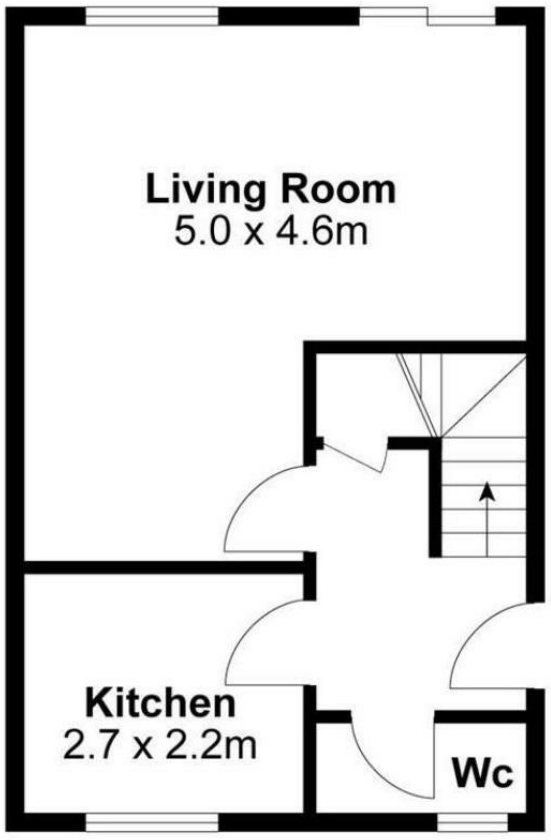
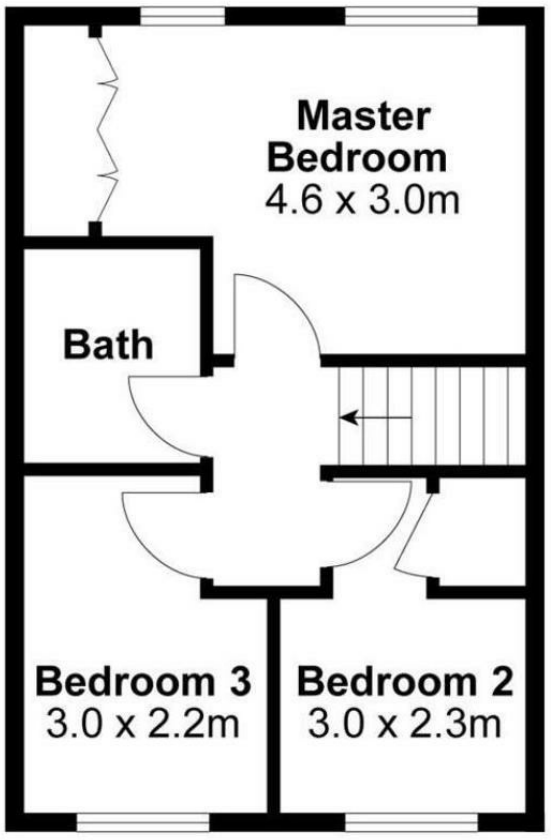


Ground Floor



First Floor

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 competitively priced three-bedroom semi-detached property, pleasantly situated on the popular Leisure Village development in Kettering, within close proximity to leisure facilities and within walking distance of Kettering railway station, the hospital and other local amenities.

Benefits include UPVC double glazing, gas radiator central heating, a modern fitted kitchen and bathroom, ground-floor WC, private landscaped rear garden and off-road parking for three vehicles.

The property is offered for sale in good order throughout and with NO ONWARD CHAIN. An ideal opportunity for first-time buyers, families or investors. Call now to arrange your viewing.

The property is entered via a double-glazed entrance door into the entrance hall, which provides access to the ground-floor WC, kitchen and lounge/dining room.

The kitchen has a window to the front elevation and is fitted with an attractive range of modern eye and base-level units, incorporating integrated appliances together with space for a fridge and washing machine.

To the rear is the lounge/dining room, providing ample space for both living and dining furniture, with a window and patio doors opening directly onto the rear garden.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The bathroom has been refitted with a modern white three-piece suite.

Externally, the private rear garden is predominantly laid to lawn with a block-paved patio seating area, providing an ideal space for outdoor dining and entertaining. The garden is enclosed by timber-panel fencing and benefits from woodland to the rear, offering a good degree of privacy.

To the side of the property there is off-road parking for three vehicles.

Offered for sale in good order throughout and with NO ONWARD CHAIN, early viewing is recommended. Call now to arrange your inspection.

EPC RATING - T.B.C

Lounge Dining Room
16'4" x 15'1" (5 x 4.6)

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

Bedroom 1
15'1" x 9'10" (4.6 x 3.0)

Bedroom 2
9'10" x 7'6" (3 x 2.3)

Bedroom 3
9'10" x 7'2" (3 x 2.2)

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