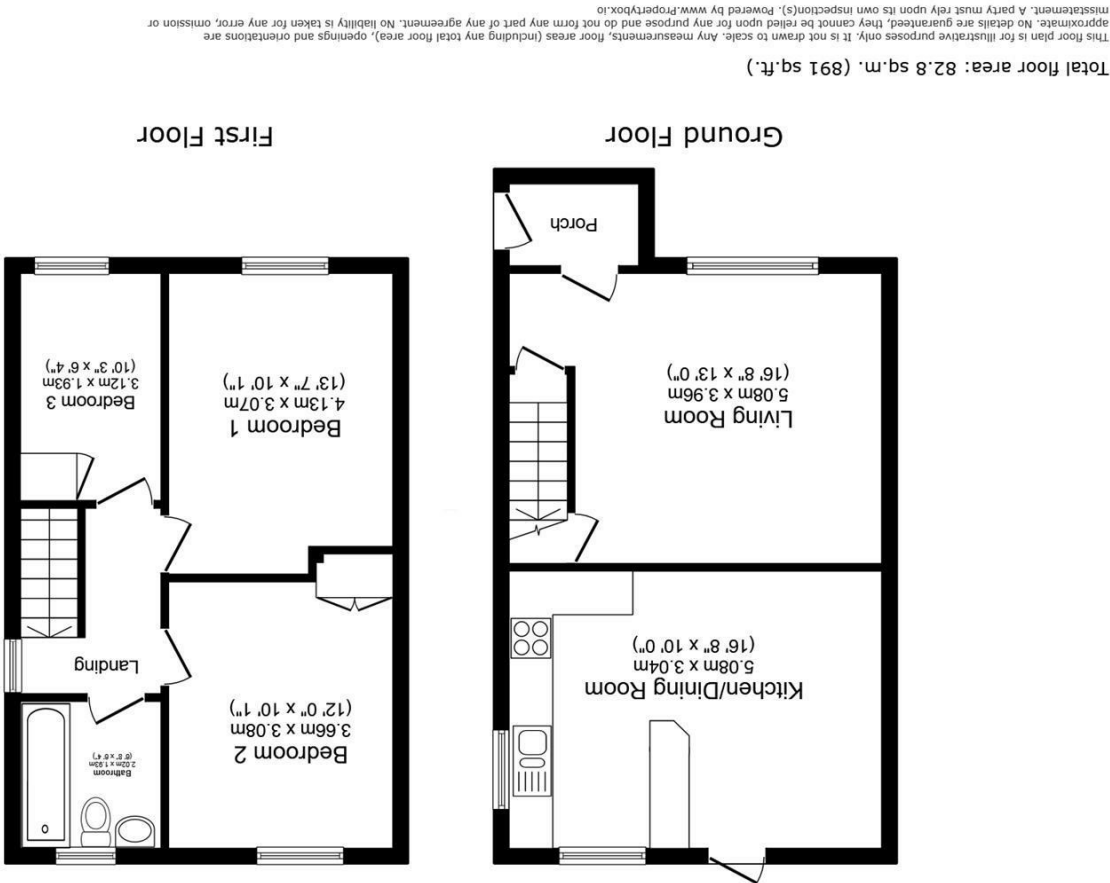


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
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NN16 0DQ



7 Kylesku Crescent, Kettering, NN15 5BH  
Guide price £225,000



A modern yet established three-bedroom semi-detached home, situated on the popular Ise Village development, conveniently located close to leisure facilities, shops, local amenities and well-regarded schools. The property benefits from a TANDAM garage, a private rear garden, uPVC double glazing and gas radiator central heating, and is offered to the market with no onward chain.

The property is entered via an entrance porch, which leads into a spacious and welcoming lounge with stairs rising to the first floor. From the lounge, there is access into the kitchen/dining room, providing an excellent space for both everyday family living and entertaining. The kitchen is fitted with a range of eye and base level units with complementary work surfaces and ample space for appliances and a dining table.

To the first floor, there are three bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, all served by a family bathroom fitted with a three-piece suite.

Externally, the property enjoys a private rear garden, offering an ideal space for relaxing or entertaining. To the front, there is a lawned garden together with off-road parking leading to the tandem garage, providing excellent parking and storage facilities.

COUNCIL TAX BAND - B  
EPC -TBC



**Kitchen/Dining Room**  
16'7" x 9'11" (5.08m x 3.04m)

**Living Room**  
16'7" x 12'11" (5.08m x 3.96m)

**Bedroom 1**  
13'6" x 10'0" (4.13m x 3.07m)

**Bedroom 2**  
12'0" x 10'1" (3.66m x 3.08m)

**Bedroom 3**  
10'2" x 6'3" (3.12m x 1.93m)

**Bathroom**  
6'6" x 6'3" (2.00m x 1.93m)

