

Carter Williams
Estate and Letting Agents

4 STANLEY BODDINGTON COURT
KETTERING

£125,000
LEASEHOLD

A well-presented two-bedroom ground floor maisonette, ideally located in Kettering and offered for sale with no onward chain. The property offers a good-sized lounge, providing a comfortable space to relax and entertain, along with a fitted kitchen with everything needed for day-to-day living. There are two bedrooms and a bathroom, making this a practical home for a first-time buyer, downsizer or investor. The property also benefits from electric heating and an allocated parking space, which is a real advantage. A brand new 125-year lease will be granted on completion, giving the new owner long-term security. With local shops, amenities and transport links close by, this is a great opportunity to purchase a low-maintenance home in a convenient Kettering location.





• Two-bedroom ground floor maisonette • No onward chain for quick sale • Spacious lounge for relaxation • Fitted kitchen with essentials

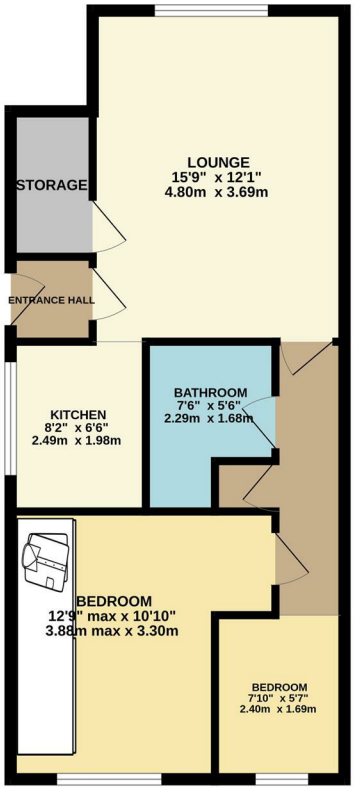




• Gas to radiator heating • Allocated parking space included • Brand new 125-year lease • Close to shops and amenities • Convenient Kettering location • Ideal for first-time buyers



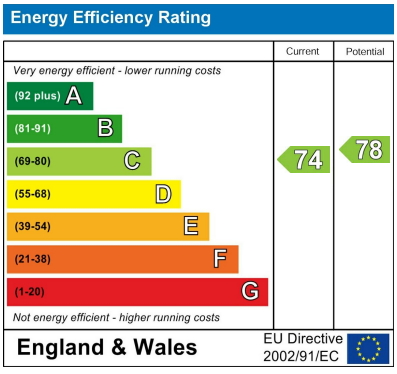
GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings
60 High Street
Burton Latimer
Northamptonshire
NN15 5LB

01536 723561
info@carter-williams.co.uk

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