



£120,000

10 Stanley Boddington Court Kettering NN15 6DW



Carter Williams

Estate and Letting Agents



Offered to the market with no onward chain, this well-presented two-bedroom first floor apartment is situated within the popular Stanley Boddington Court development, making it an excellent opportunity for first-time buyers, downsizers or investors alike. The property will be sold with a brand new 125-year lease, offering added peace of mind for prospective purchasers.

The property is accessed via its own private entrance, with stairs rising to the first-floor accommodation. The generous lounge is a spacious reception room, benefiting from plenty of natural light and offering ample space for both living and dining furniture, creating an ideal setting to relax or entertain. The kitchen is fitted with a range of wall and base units with work surfaces over, providing space for everyday appliances and practical food preparation. There are two bedrooms, including a well-proportioned principal bedroom and a second bedroom, ideal as a guest room, nursery or home office. Completing the accommodation is a three-piece bathroom, comprising a panelled bath with shower over, wash hand basin and WC. The property also benefits from useful storage cupboards, providing valuable additional space.

Further benefits include UPVC double glazing, electric heating, an allocated parking space for one vehicle, and the advantage of being offered to the market with no onward chain. Stanley Boddington Court is conveniently located within easy reach of Kettering town centre, local amenities, schools, parks and Kettering railway station, offering excellent transport links, including direct rail services to London St Pancras.

Council Tax Band: A
EPC Rating: D

Lease Information:
Lease Length: A New 125 Year lease will be issued with sale
Ground Rent: £40 P/A
Insurance: £238.59 P/A





Living Room 4.83m (15' 10") x 3.81m (12' 6")

Kitchen 2.50m (8' 2") x 1.98m (6' 6")

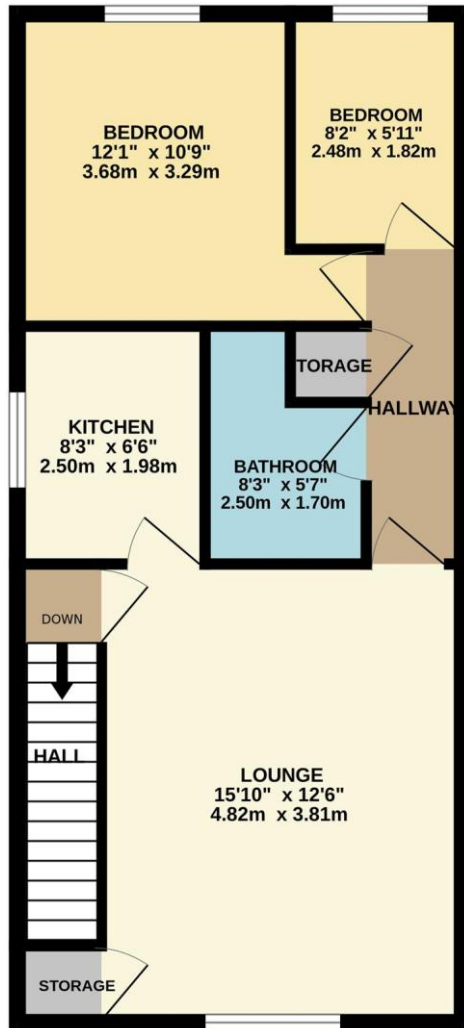
Bedroom 3.29m (10' 10") x 3.00m (9' 10")

Bedroom 2.40m (7' 10") x 1.71m (5' 7")

Bathroom 2.29m (7' 6") Max x 1.70m (5' 7")



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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