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Mill Road, Kettering

£175,000 Freehold

BELVOIR!

EPC Rating E. Council Tax A.



This delightful three bedroom character property offers the perfect blend of period charm & contemporary living all with NO ONWARD CHAIN. Upon entering, you are welcomed by an entrance hall with beautiful quarry-tiled flooring, setting the tone for the rest of the home.

The living room is a real highlight, featuring a stunning bay window, elegant picture rails & striking 1950's style fireplace, creating a warm and inviting atmosphere. The ground floor enjoys a modern fitted kitchen and a separate dining room, perfect for family meals or entertaining. A family bathroom completes the downstairs layout, combining practicality with style. Upstairs, you'll find three generously sized double bedrooms, each with its own feature fireplace, high ceilings & an abundance of natural light. The accommodation is spacious & filled with character, ideal for families or anyone looking for a home with personality.

Externally, the property offers an enclosed rear garden, mainly laid to lawn, providing a tranquil outdoor space for relaxation or play. A brick-built outbuilding offers additional storage or the potential for further development, while rear gated access adds convenience. This property beautifully combines traditional features with modern living, offering a perfect home for those seeking character, comfort, and a touch of elegance.

Entrance Hall

Double glazed door to front, quarry tiled flooring, ceiling light, radiator, stairs rising to first floor.

Living Room

4.23m x 3.75m (13'11" x 12'4")

Double glazed bay window to front, 1950's style fireplace, picture rails, carpet to flooring, radiator.

Dining Room

3.76m x 3.48m (12'4" x 11'5")

Double glazed window to rear, original feature fireplace, original built in storage, picture rails, vinyl to flooring, radiator.

Kitchen

3.01m x 2.67m (9'11" x 8'10")

Double glazed window to side, double glazed door opening onto garden. Kitchen comprising of wall & base units, granite effect work surfaces over, stainless steel sink with drainer, freestanding cooker, cooker hood over, space for washing machine, tiled splash backs, ceiling light, vinyl to flooring.





WC

Double glazed window to rear, low level WC, vinyl to flooring, ceiling light.

Bathroom

2.51m x 1.78m (8'2" x 5'10")

Double glazed window to rear, paneled bath with mixer taps, mains shower over, pedestal wash hand basin, part paneled wooden walls, extractor fan, ceiling light.

First Floor Landing

Carpet to flooring, storage cupboard with loft access, ceiling light.

Bedroom One

4.81m x 3.54m (15'10" x 11'7")

Double glazed window to front, built in wardrobes, feature fireplace, ceiling light, radiator.

Bedroom Two

Double glazed window to rear, feature fireplace, ceiling light, radiator.

Bedroom Three

Double glazed window to side, feature fireplace, ceiling light, radiator.

Outbuilding

Brick built outbuilding, single glazed windows looking onto lawn.

External

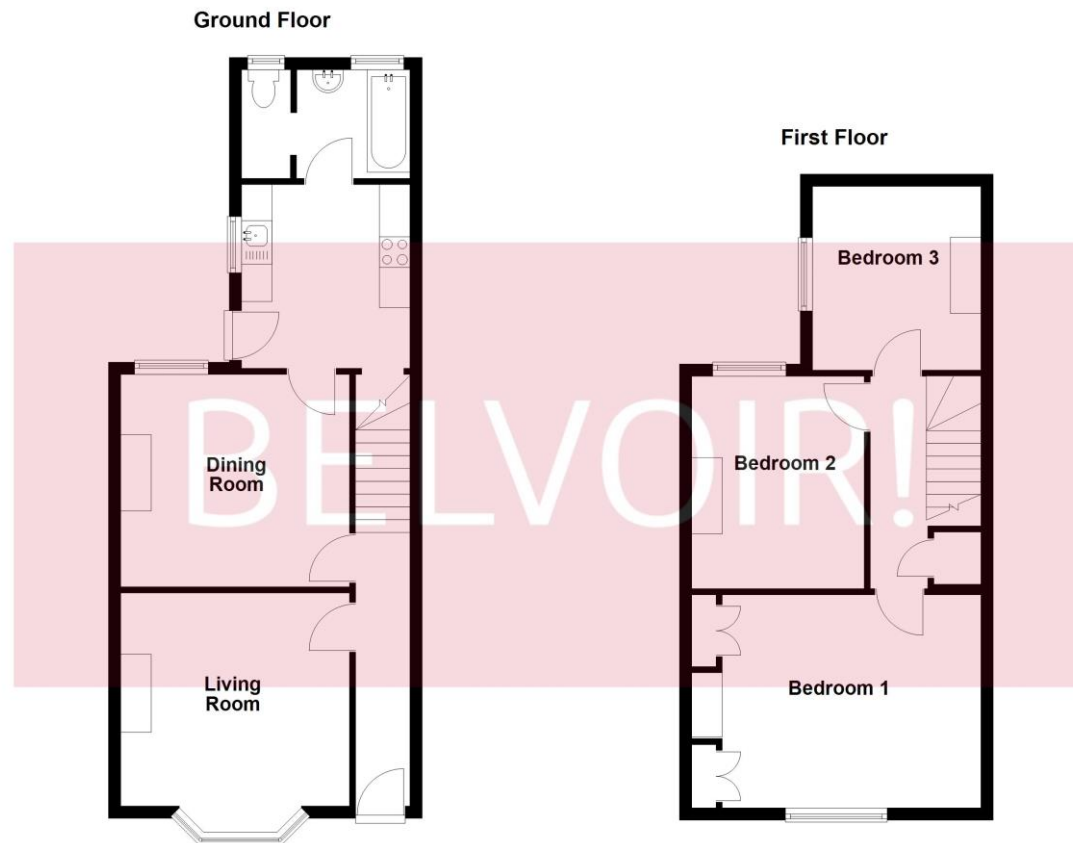
Front - Walled frontage, slabbed.

Rear - Enclosed rear garden, laid lawn, concrete patio & path, gated access to rear.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

BELVOIR!

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