



3 2 1

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

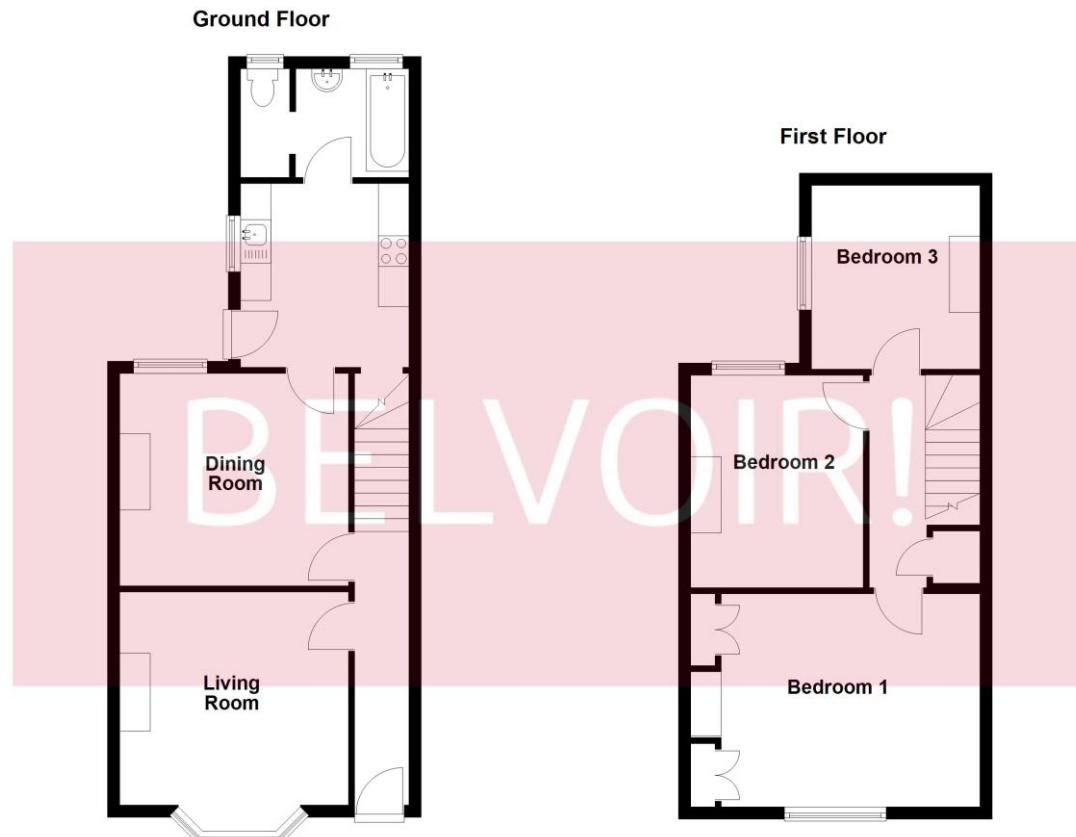
Front - Walled frontage, slabbed.

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

## Agents Notes

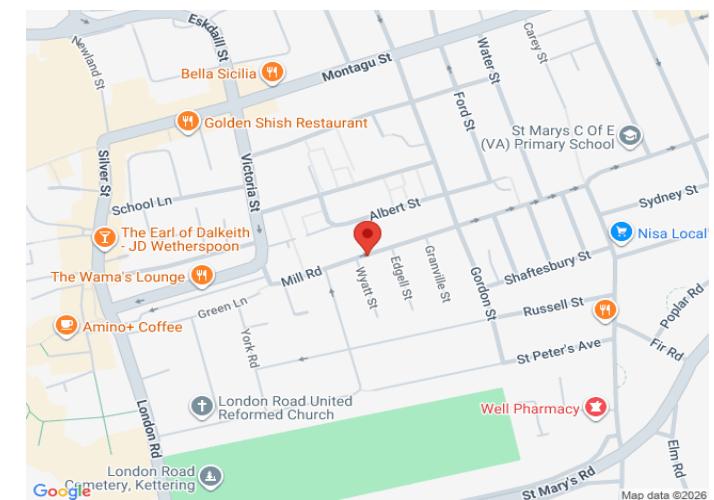
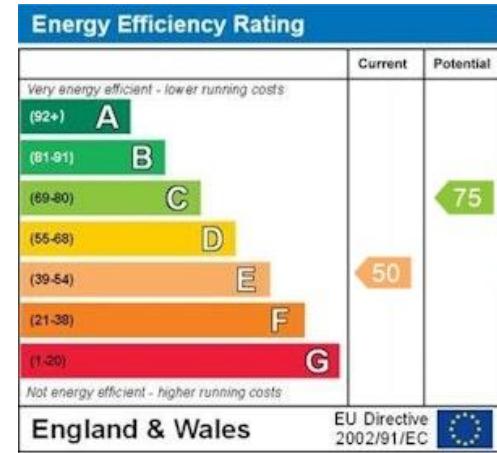
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Plan produced using PlanUp.



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