



13 Mill Road
Kettering, NN14 4HH



Simpson & Partners

13 Mill Road

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About the Property

Situated in the lovely village of Woodford, this three-bedroom semi-detached home is offered to the market with no onward chain. Requiring a degree of modernisation, the property presents an excellent opportunity for buyers looking for a project, with plenty of potential to update and personalise the accommodation to suit their own tastes and requirements.

The ground floor accommodation comprises an entrance hall, kitchen, separate utility room, guest WC, dining room, lounge and conservatory, providing a versatile layout with plenty of space for everyday living and entertaining.

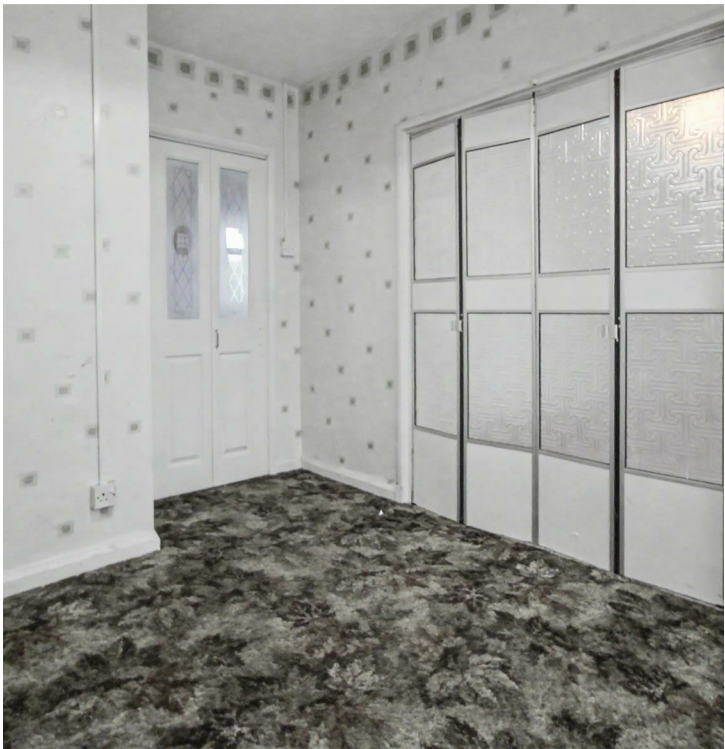
To the first floor are three good-sized bedrooms, all benefiting from built-in wardrobes, along with a modern shower room.

Outside, the front garden is enclosed by a dwarf wall and features a laid-to-lawn area, with a pathway leading to the front entrance and a driveway providing off-road parking.

To the rear, the generous garden is arranged into two separate sections. The first area features a large patio, ideal for outdoor dining and entertaining, leading onto a lawn with a gravel border. The second section is enclosed by timber fencing and is predominantly laid to lawn, offering further outdoor space to enjoy. Additional features include a garden shed, greenhouse and a useful brick-built outhouse.

With its spacious accommodation, generous gardens and scope for improvement, this property offers a fantastic opportunity for buyers looking to take on a project and create a home to their own specification, all within this popular village setting. Offered with no onward chain – call now to book your viewing!

£245,000



Entrance Hall

Lounge

Dining Room

Conservatory

Kitchen

Utility Room

Guest WC

Bedroom One

Bedroom Two

Bedroom Three

Shower Room













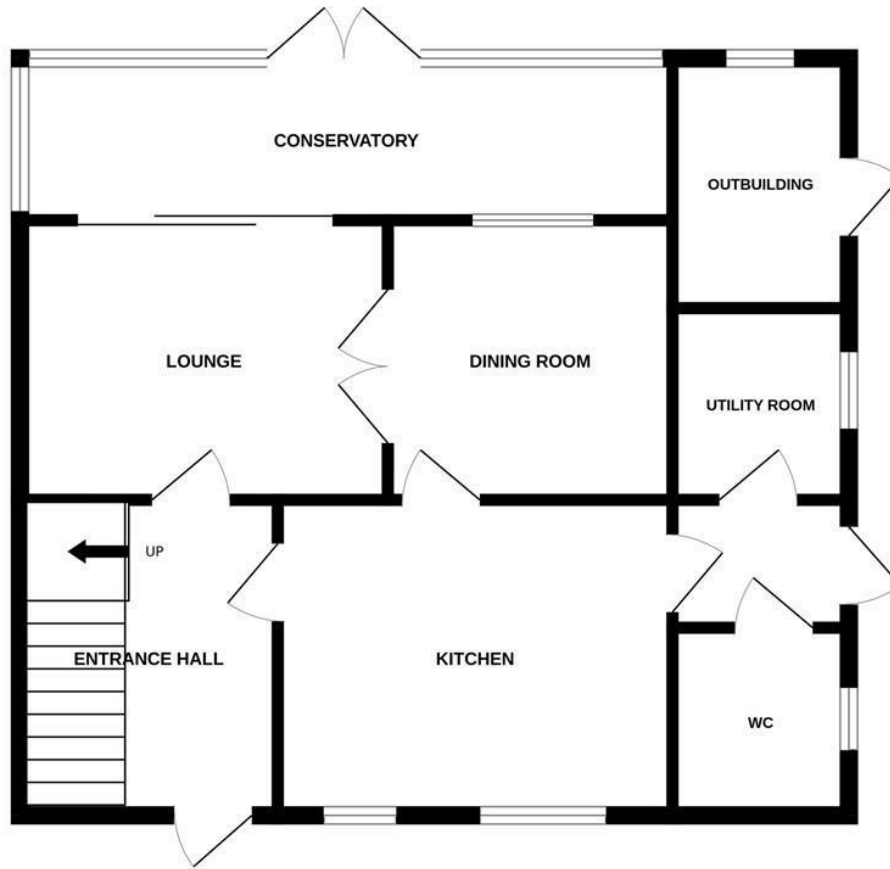
Energy Efficiency Rating

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

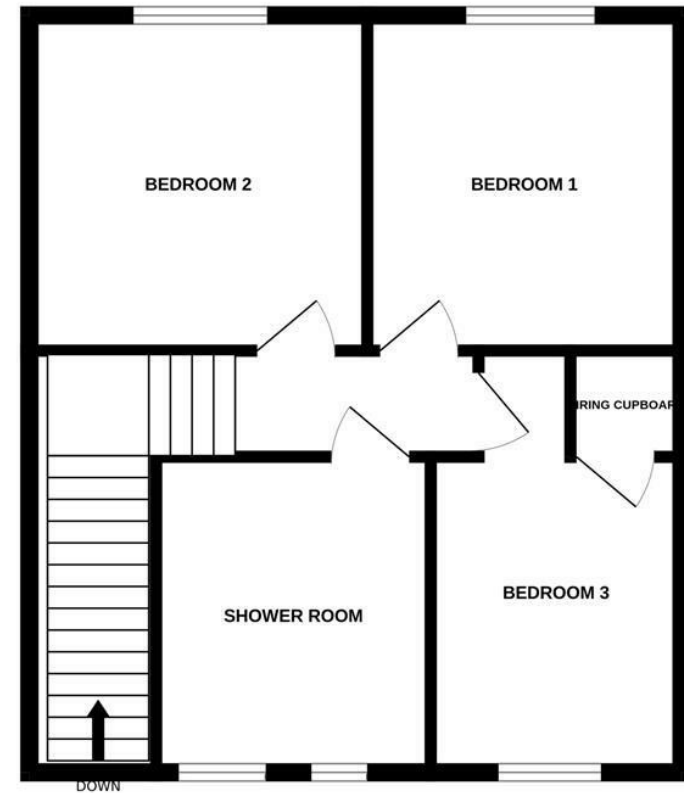


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GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

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01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ