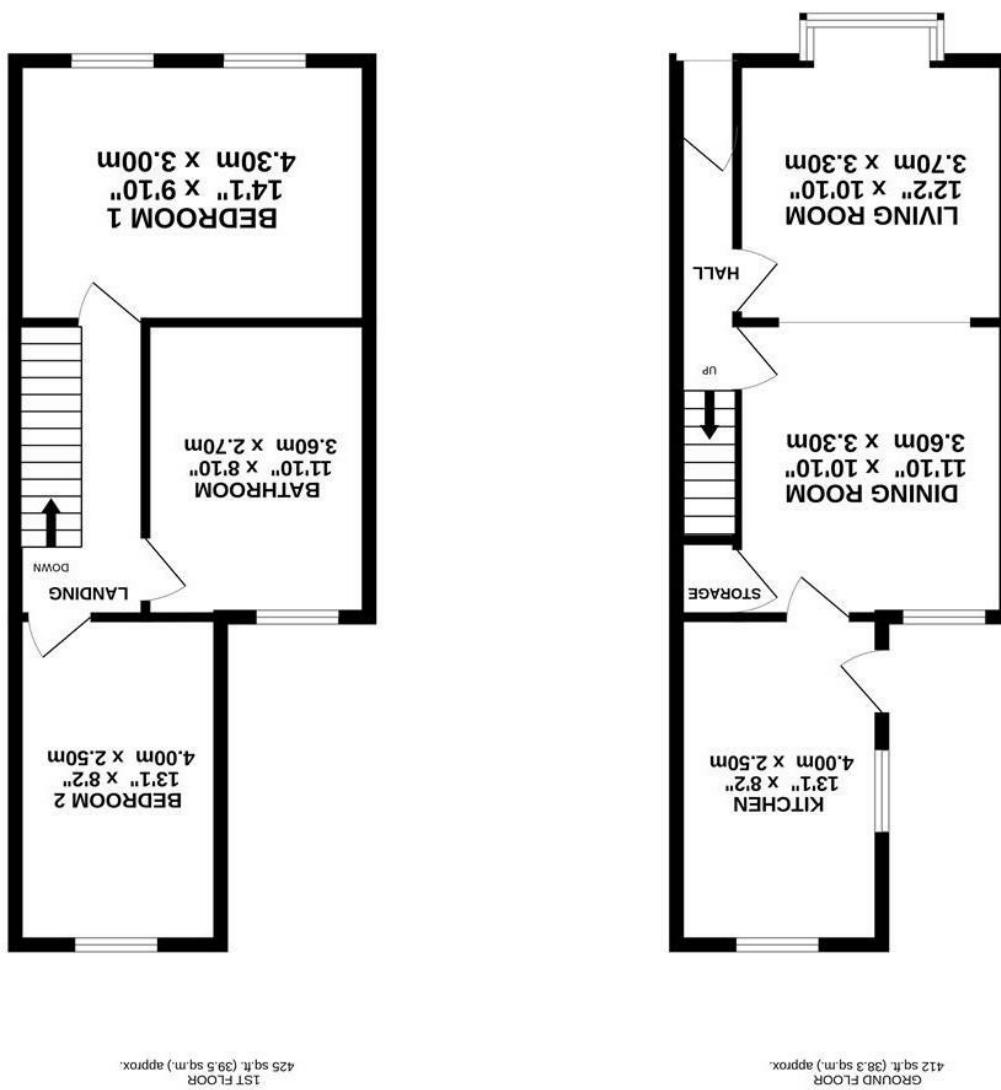


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[www.chrisgeorgeonthestaffagent.co.uk](http://www.chrisgeorgeonthestaffagent.co.uk)

TEL: 01536 524475



**48 Union Street, Kettering, NN16 9DA**  
**£200,000**

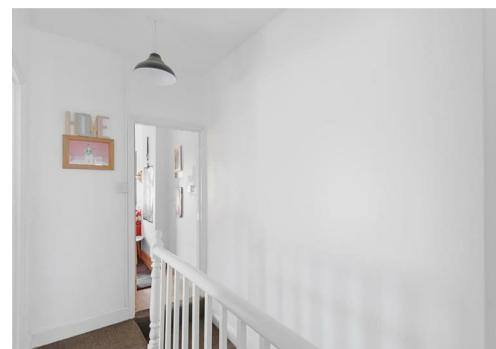
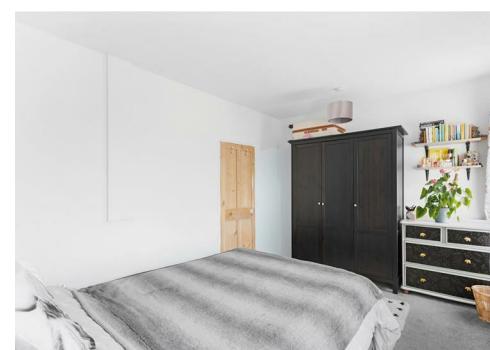


A two-bedroom mid-terrace property situated in the heart of Kettering, surrounded by a wide range of local amenities. This well-presented home offers ample period features throughout and spacious accommodation including an open-plan living/dining room, kitchen, two double bedrooms, and a three-piece bathroom. Externally, you'll find a fully enclosed rear garden that offers lawn space—ideal for outdoor furniture.

Upon entry, you are welcomed into the hallway, where the reception room is accessible. The open-plan reception room provides ample space for both living and dining furniture, along with a large bay window that allows plenty of natural light to fill the room and a log burner within the dining space. The kitchen is fitted with a range of eye-level and base units along with room for a range style cooker, fridge freezer, washing machine and tumble dryer. There is also an integrated dishwasher for added convenience. Upstairs, the first-floor landing leads to two double bedrooms and the bathroom. The bathroom comprises a three-piece suite, including a freestanding bathtub with shower over, a low-level WC, and a pedestal wash hand basin.

Kettering town centre is approximately a ten-minute walk away and offers a broad range of amenities, including Kettering General Hospital, shops, supermarkets, cafés, restaurants, and more. Kettering Train Station is also nearby, providing regular direct services to London—ideal for commuters.

Council Tax Band: A  
EPC Rating: D



## Living Room

Living Room  
12'1" x 10'5" (3.7 x 3.2)

## Dining Room

11'9" x 10'9" (3.6 x 3.3)

## Kitchen

13'1" x 8'2" (4 x 2.5)

## First Bedroom

14'1" x 9'10" (4.3 x 3

Second Bed

131 x 82 (4 x 2.5)