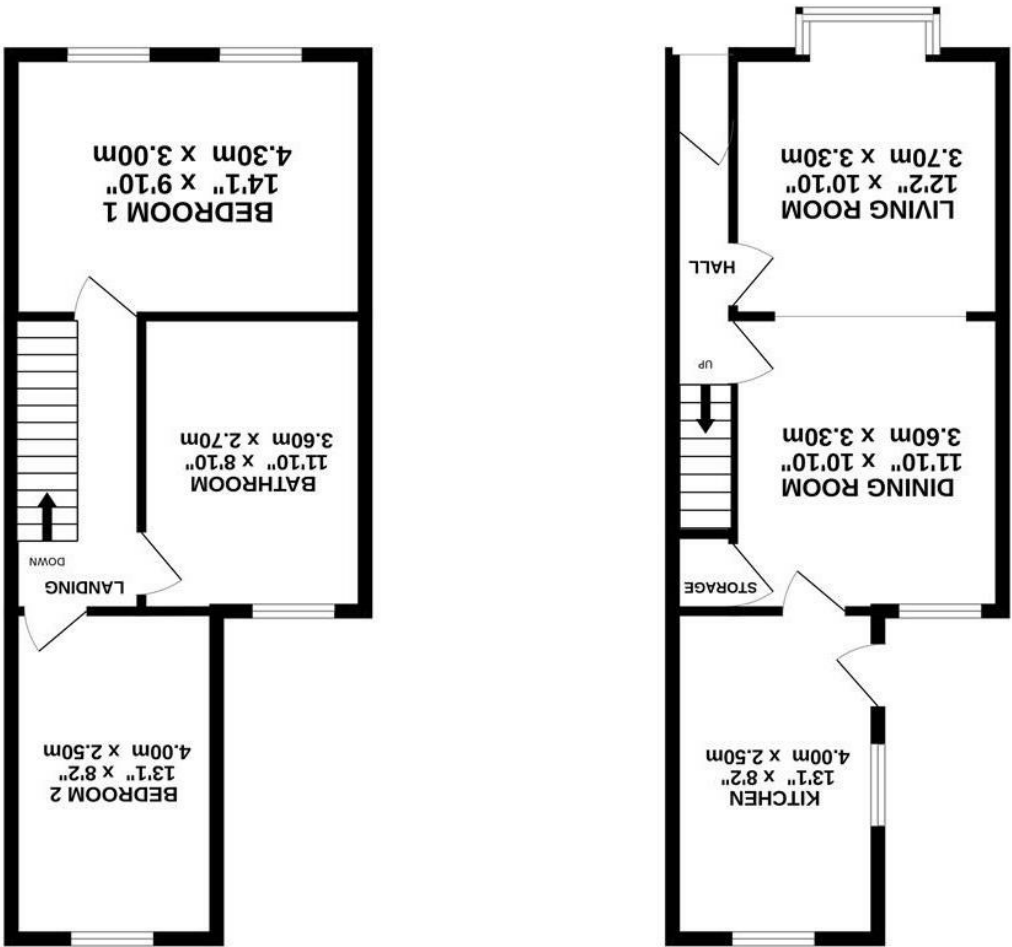


Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



GROUND FLOOR 412 sq.ft. (38.3 sq.m.) approx.  
1ST FLOOR 425 sq.ft. (39.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements 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 is given as to their operability or efficiency can be given.

plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.



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



2 1 2 D

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

**Bathroom**  
11'9" x 8'10" (3.6 x 2.7)

