

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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Corby
1A SPENCER COURT
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NORTHAMPTONSHIRE
NN17 1BH

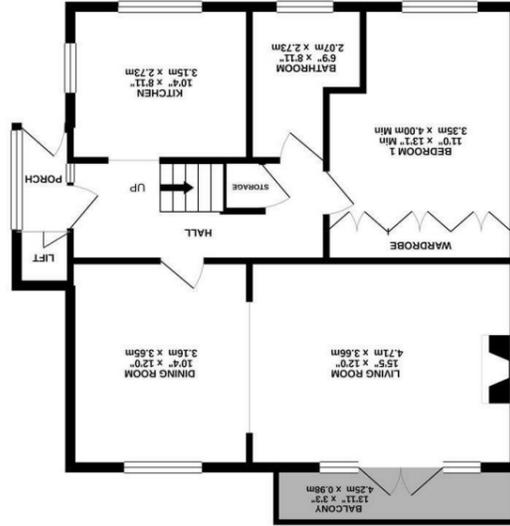
Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

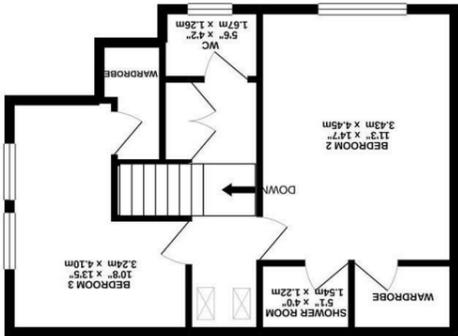
Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

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TOTAL FLOOR AREA: 1167 sq. ft. (108.4 sq. m.) approx.



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



8 Kettonby Gardens, Kettering, NN15 6BT
£235,000



Ideally located within an exclusive residential area situated off the Headlands in Kettering, is this deceptively spacious three double bedroom maisonette with a versatile accommodation across two floors. Offering a generous open plan living and dining room, kitchen, master bedroom and bathroom to the first floor and two further double bedrooms, shower room and w/c to the second floor, with ample built in storage cupboards throughout. This private development boasts ample off road parking and beautiful communal gardens to enjoy and this property also benefits from a personal lift to access the property from the ground floor.

The property is entered via the first floor, accessed via a staircase or by lift, with a door opening into the porch and in turn into the hallway where there are doors to access the dining room, master bedroom, bathroom and an opening into the kitchen. The kitchen is fitted with a range of eye and base level units with work surfaces over and integrated appliances to include a dishwasher and a double oven and hob with space provided for a washing machine, there is also ample space for a breakfast table and chairs, perfect for informal dining. Impressive in size, the open plan reception room incorporates both living and dining area with views over the gardens and double doors giving access to the balcony - a lovely outdoor space to sit out and enjoy the southerly sunshine, for most of the day. The master bedroom and family bathroom are also located to the first floor, with the master bedroom offering a range of built in wardrobes and the family bathroom fitted with a white three piece suite. A staircase rises to the second floor where there is a study area, two further double bedrooms, both with built in wardrobes, a shower room and a separate w/c.

Lease: 98 years remaining, all residents of Kettonby Gardens pay into a sinking fund, currently a payment of £70 per month but this is variable and the current ground rent is £100 per annum.



Living Room
15'5" x 12'0" (4.71 x 3.66)

Dining Room
11'11" x 10'4" (3.65 x 3.16)

Kitchen
10'4" x 8'11" (3.15 x 2.73)

Master Bedroom
13'1" x 10'11" (4.00 x 3.35)

Bathroom
8'11" x 6'9" (2.73 x 2.07)

Second Bedroom
14'7" x 11'3" (4.45 x 3.43)

Shower Room
5'0" x 4'0" (1.54 x 1.22)

Third Bedroom
13'5" x 10'7" (4.10 x 3.24)

WC
5'5" x 4'1" (1.67 x 1.26)

