

## Floor Plans

### Dimensions

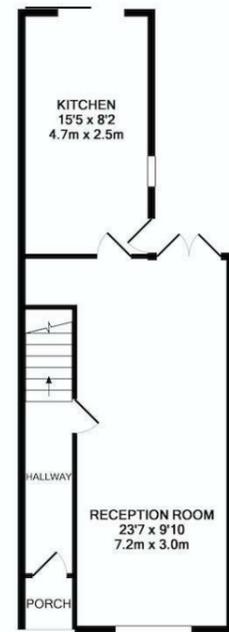
**Reception Room**  
7.2 x 3 (23'7" x 9'10")

**Kitchen**  
4.7 x 2.5 (15'5" x 8'2")

**First Bedroom**  
4.7 x 3.4 (15'5" x 11'1")

**Second Bedroom**  
3.6 x 2.9 (11'9" x 9'6")

**Bathroom**  
3.1 x 2.6 (10'2" x 8'6")



34, Edinburgh Road, Kettering, NN16 8NZ

£124,995

*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.*

12b Horsemarket, Kettering, Northamptonshire NN16 0DQ  
Telephone: 01536 524475 • Email: [info@chrisgeorgetheestateagent.co.uk](mailto:info@chrisgeorgetheestateagent.co.uk)  
[www.chrisgeorgetheestateagent.co.uk](http://www.chrisgeorgetheestateagent.co.uk)

**CHRIS GEORGE**  
THE ESTATE AGENT

## In Brief

Style – Terraced

Reception Rooms - 1

Bedrooms – 2

Outside – Private rear garden

Location – Town Centre

Parking – On Road

Situated just a short walk from Kettering Town Centre is this two double bedroom terraced property with a spacious reception room and kitchen, upstairs bathroom and private rear garden. Offered to the market with no onward chain.

## Where it is...

Shops – Grange Place Shopping Precinct – 0.2miles & Tesco – 0.4miles

Train – Kettering Midlands Main Line Station – 1.5miles

Link Roads – A14

Restaurants – Bella Sicilia, Prezzo, Chimichanga – 1.4miles

Schools –

Primary – Kettering Park Junior School  
Secondary – Kettering Buccleuch Academy  
Private – St Peters School Kettering

• The above is for information and guide purposes only \*



## Why you'll like it...

Situated just a short walk from Kettering Town Centre is this two double bedroom terraced property with a spacious reception room and kitchen, upstairs bathroom and private rear garden. Offered to the market with no onward chain.

The property is entered into the hallway, which provides access to the reception room and stairs rising to the first floor landing.

The spacious reception room has a feature fireplace, double doors opening out onto the private rear garden and access into the kitchen.

The kitchen features a range of eye and base level units, roll top work surfaces and access into the private rear garden. There is ample space for an oven and other appliances.

The first floor landing gives access to the bathroom and two double bedrooms. The bathroom is fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and bath with a shower over.

The private rear garden is predominately paved with trees and shrubs and enclosed by timber fencing. To the front of the property there is relaxed on street parking.

## The Owners Secret

- "Offered to the market with no onward chain."

