

## Floor Plans

### Dimensions

#### Lounge

3.9 x 4.4 (12'9" x 14'5")

#### Kitchen

3.9 x 2.6 (12'9" x 8'6")

#### Dining Room

3.5 x 2.8 (11'5" x 9'2")

#### First Bedroom

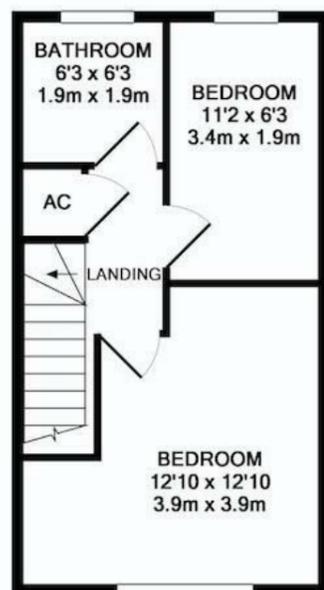
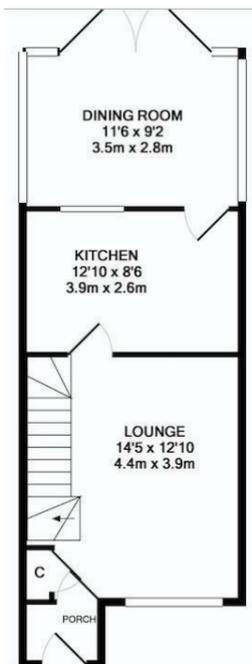
3.9 x 3.9 (12'9" x 12'9")

#### Second Bedroom

1.9 x 3.4 (6'2" x 11'1")

#### Bathroom

1.9 x 1.9 (6'2" x 6'2")



38, Haweswater Road, Kettering, NN16 8LT

£176,500

*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)

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## In Brief

Style – Cluster Home

Reception Rooms - 1

Bedrooms – 2

Outside – Front Garden

Parking - Driveway

Location - West Kettering

*This beautifully presented, semi detached family home is located in convenient proximity to Kettering General Hospital and the Train Station. Offering separate reception rooms, two double bedrooms, upstairs bathroom, private rear garden and driveway for parking.*

## Where it is...

Shops – Asda – 1.8 miles - Town Centre - 1.7 miles

Train – Kettering Midland main line station – 0.9 miles

Link Roads – A14

Schools –

Primary – Hall Meadow Primary School

Secondary – Bishop Stopford School & Southfield School For Girls

Private – St Peters School

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



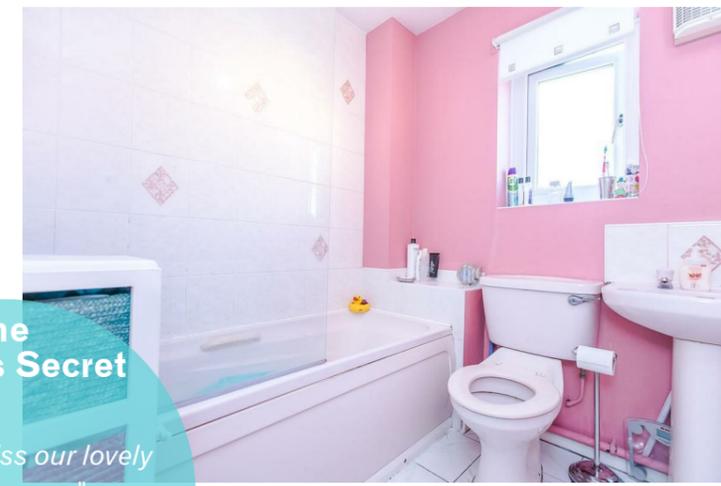
## Why you'll like it...

*This beautifully presented, semi detached family home is located in convenient proximity to Kettering General Hospital and the Train Station. Offering separate reception rooms, two double bedrooms, upstairs bathroom, private rear garden and driveway for parking.*

*The entrance porch has access to the spacious lounge where you will find a storage cupboard and stairs rising to the first floor landing. The lounge has high quality laminate flooring throughout and a large window to the front. A door opens to the kitchen which is fitted with a range of eye and base level units with tiled splash backs. Integrated appliances include a 4 ring gas hob and electric oven with extractor hood over. There is space for a washing machine, dishwasher and fridge freezer. The extended dining room is immaculately presented with tiled flooring and double doors opening to the private garden. There is ample space for a dining table.*

*The first floor landing has access to two double bedrooms and the family bathroom. The first bedroom is a spacious sized double room with a window to the front. The family bathroom is partly tiled and fitted with a white three piece suite comprising a low level WC, pedestal wash hand basin and bath with shower over. You will also find an airing cupboard with further storage space.*

*The private rear garden is predominately laid to lawn with a patio and gravelled area to the front. There is a timber shed to the rear. The garden is enclosed by timber fencing. At the front of the property you will find a driveway for parking.*



### The Owners Secret

• "We will miss our lovely dining room"

