



40 MILL ROAD KETTERING

£190,000
FREEHOLD

Situated within walking distance of Kettering town centre and the mainline train station, this spacious three-bedroom terraced home offers generous accommodation throughout. Featuring a bright bay-fronted open-plan living and dining room, a well-equipped kitchen, two double bedrooms with fitted storage, a versatile third bedroom and an enclosed rear garden with gated access, the property is perfectly suited to families, first-time buyers, downsizers and investors alike.



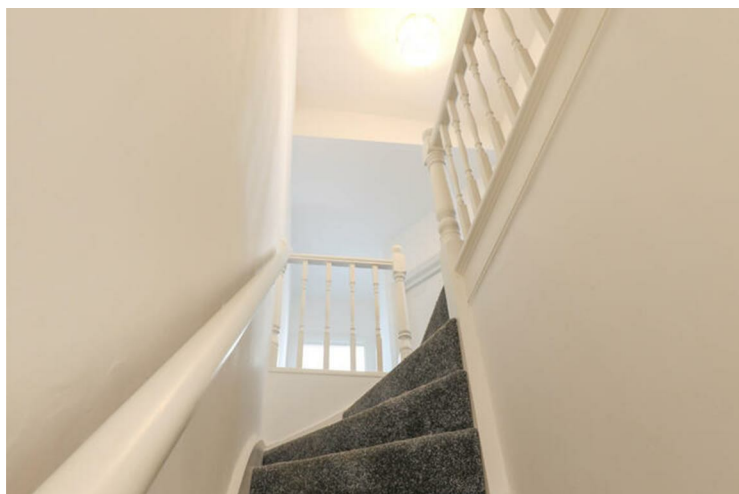
• Three Bedrooms • Terraced Property • Close to Local Amenities • Spacious Living Accommodation • Enclosed Rear Garden • Council Tax Band A • Bay Fronted • EPC Rating: To Follow

Situated just a short distance from Kettering town centre and the mainline train station, this spacious three-bedroom terraced home offers generous accommodation throughout, making it an ideal purchase for families, first-time buyers, downsizers, or investors alike.

The property is entered via an entrance hallway, which provides access to the ground floor accommodation and stairs rising to the first floor. The ground floor boasts a bright and spacious open-plan living and dining room, with a beautiful bay window to the front aspect allowing plenty of natural light into the living area. The dining space enjoys views over the rear garden and flows seamlessly into the kitchen. Positioned at the rear of the property, the kitchen is fitted with a range of base and wall-mounted units, offers plumbing for white goods, access to the useful understairs storage cupboard, and a side door leading directly into the enclosed rear garden. To the first floor are three well-proportioned bedrooms. The generous principal bedroom spans the full width of the front of the property and benefits from fitted storage. Bedroom two is another excellent-sized double, also featuring built-in storage, while the third bedroom provides a versatile space, ideal as a child's bedroom, nursery, dressing room or home office. Completing the accommodation is a modern three-piece family bathroom comprising a shower, wash hand basin and WC. Externally, the property enjoys a private enclosed rear garden, bordered by brick walls and benefiting from gated rear access, providing convenient access for bins and bicycles.

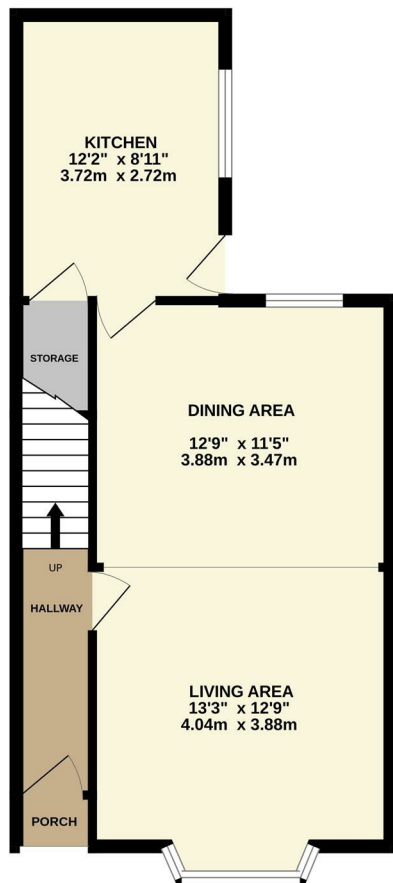
Offering spacious living accommodation in a highly convenient location close to local amenities, schools, the town centre and Kettering's mainline railway station, this fantastic home presents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended.

Council Tax Band: A
EPC Rating: To Follow

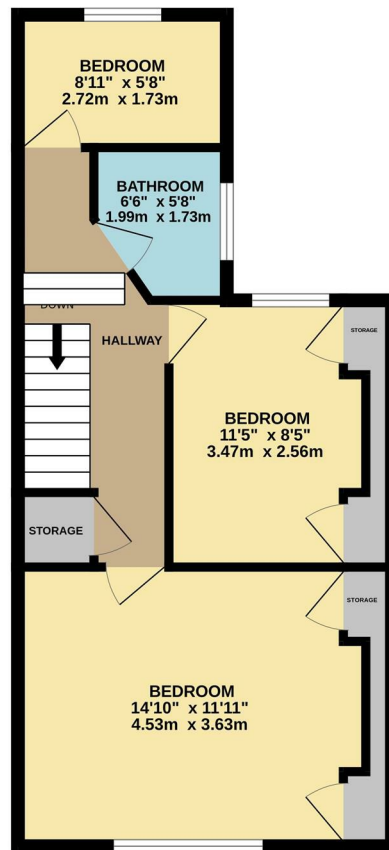




GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: Council Tax Band: **A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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