



46 Hillside Avenue  
Kettering, NN15 6EF



**Simpson & Partners**



Conveniently situated near the town centre and other local amenities, is this mid-terrace property boasting three double bedrooms and off-road parking. The property offers the convenience of UPVC double glazing and gas radiator central heating.

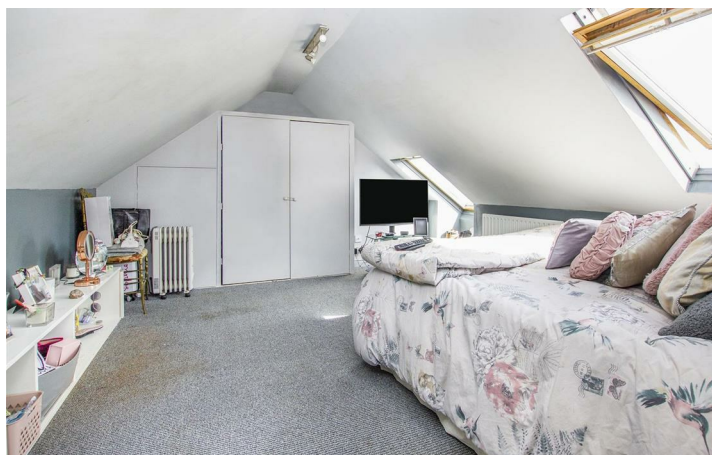
Upon entering, you are greeted by a well-appointed 17' kitchen/dining room, perfect for hosting gatherings or enjoying family meals. Adjacent to this space is a delightful 14' conservatory, ideal for relaxation and soaking in natural light.

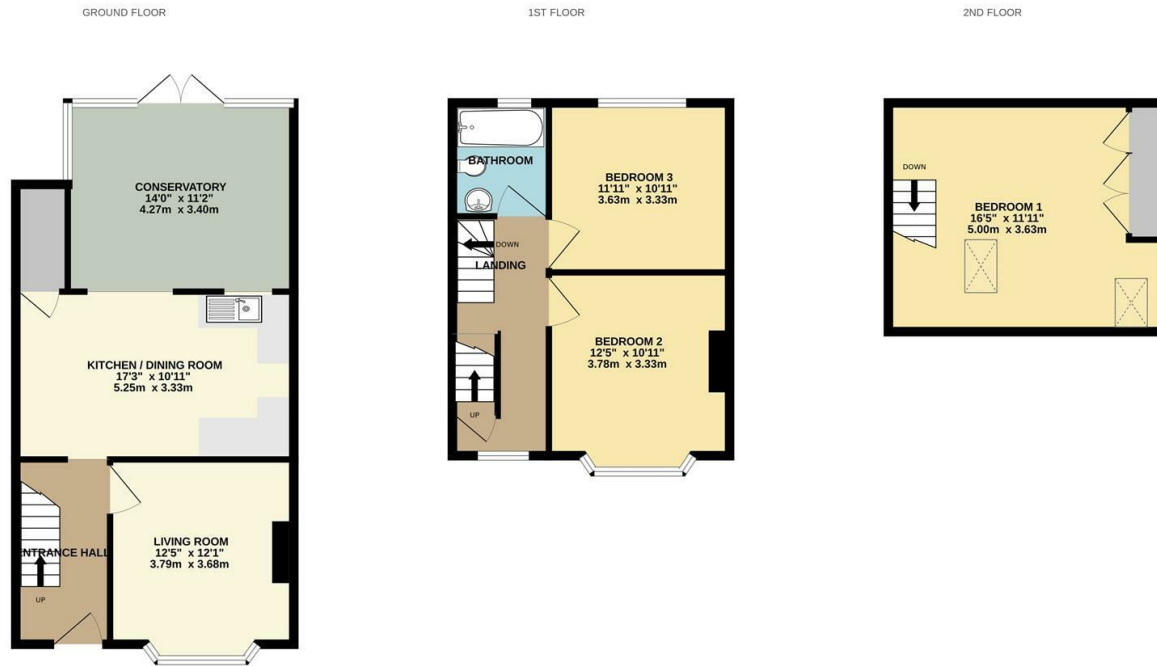
The sitting room features a striking feature fireplace, adding warmth and character to the space. Upstairs, you will find three double bedrooms, providing ample living space for a growing family or guests.

Completing the property is bathroom. Outside, a rear garden provides a private outdoor retreat, perfect for enjoying sunny days or al fresco dining. This property combines comfort, convenience, and style, making it a wonderful place to call home.



Price £210,000





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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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