



40 Southgate Drive
Kettering, NN15 7AQ



Simpson & Partners

Conveniently situated near Kettering town centre and local amenities, is this charming and mature bay-fronted extended three-bedroom semi-detached property that offers a delightful living space. With off-road parking for three vehicles and a generously sized rear garden, this home provides both practicality and outdoor enjoyment for its residents.

Featuring upvc double glazing and gas radiator central heating, solar panels, this property ensures comfort and energy efficiency throughout. The kitchen, equipped with built-in appliances, offers a functional space for culinary activities. The open-plan bay-fronted living room and dining room, along with a study area, provide versatile living spaces for relaxation, dining, and work.

The accommodation includes a porch, entrance hall, spacious living room, dining room, study, well-appointed kitchen, utility room, and a convenient downstairs WC, catering to the needs of modern living. Upstairs, the property comprises three bedrooms and a stylish three-piece bathroom suite, offering comfort and privacy for residents.

In summary, this property combines a convenient location, practical features, and a well-designed interior to provide a comfortable and inviting living environment for its occupants. With its charming character and functional layout, this home presents an appealing opportunity for those seeking a blend of modern living and traditional charm in the Kettering area.

Price £285,000



3



1

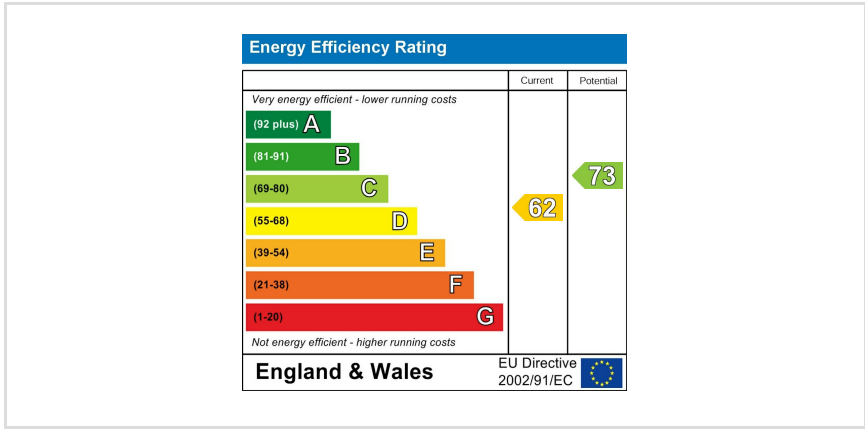


3





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Metropix ©2024



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN