



13 Wellington Works
Kettering, Northamptonshire NN16 8SE



Simpson & Partners

Just a stone's throw from the vibrant heart of Kettering town centre, is this exceptional four storey, three bedroom residence that marries industrial chic with modern luxury. A testament to its rich heritage, this property once part of a bustling factory, now stands as a beacon of contemporary design and comfort.

The home welcomes you with the practicality of double glazing and the cozy warmth of gas radiator central heating, ensuring energy efficiency and comfort through all seasons. Each of the three double bedrooms is spacious and inviting, providing a serene escape from the bustle of everyday life.

The pièce de résistance is the expansive 22' second floor kitchen/dining/living area. This open-plan space is a modernist's dream, featuring sleek built-in appliances that cater to your culinary adventures. The vaulted ceiling and exposed brickwork adds an airy grandeur to the room, making it an ideal place for entertaining guests or enjoying quiet family evenings.

For a touch of luxury, the property includes a four-piece bathroom complete with a separate shower cubicle, offering a spa-like experience in the privacy of your own home. There's also an additional three-piece bathroom suite, ensuring that morning routines are seamless and stress-free.

Safety and convenience are paramount with gated secure parking, accompanied by an allocated parking space. This thoughtful addition provides peace of mind and complements the urban lifestyle that the location affords.

Maintenance Charge £85.00 pcm -

Price £200,000



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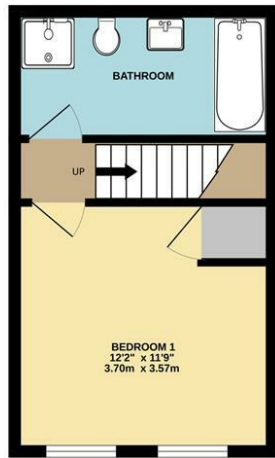
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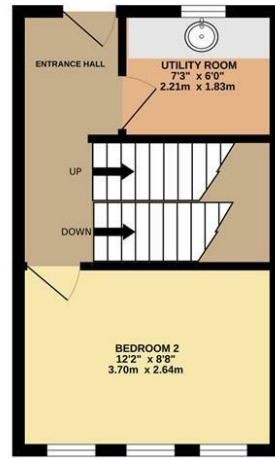
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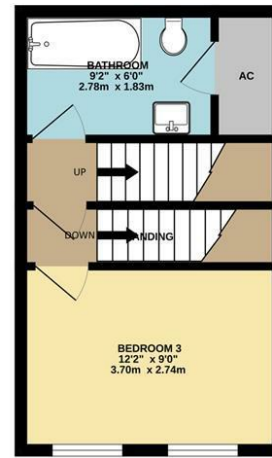
LOWER GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



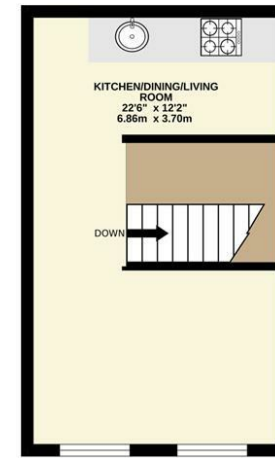
GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 sq.m.) approx.

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
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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