



9 Nina Carroll Way
Kettering, NN15 7BU



Simpson & Partners

Located in a popular location is this inviting two bedroom property that offers the perfect blend of convenience and comfort for anyone seeking easy access to Kettering's key destinations. Boasting off-road parking, residents will find the hustle and bustle of daily commutes eased with the A14, Kettering General Hospital, and the mainline station all within close proximity. Furthermore, the vibrant heart of the town centre is just a stone's throw away, ensuring shopping, dining, and entertainment options are always within reach.

As you step inside, the warmth of the upvc double glazing sets a tranquil tone throughout the home, creating a peaceful retreat from the outside world. The heart of this residence is undeniably the kitchen/dining room, which comes fully equipped with built-in stainless steel appliances that include an oven, hob, and an extractor fan overhead, making it a joy for both the culinary enthusiast and the casual cook alike. The convenience doesn't stop there; with an integrated fridge, freezer, washing machine, and dishwasher, this kitchen is designed for effortless living and entertaining.

The property's sleek aesthetic is matched by practical features, such as the three-piece bathroom suite, complete with a shower over for a refreshing start to the day or a relaxing wind-down in the evening. Outside, the low maintenance garden awaits, offering a serene space for outdoor relaxation or a spot of al fresco dining without the burden of extensive upkeep.

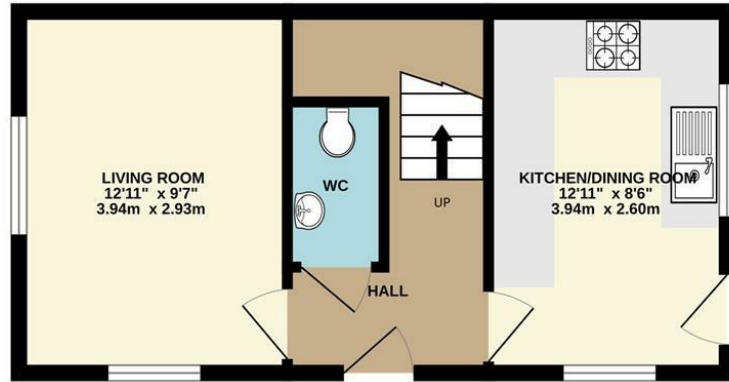
In summary, this property not only delivers in terms of location and ease of transport but also provides a modern, hassle-free living environment that's ready to welcome you home.

Maintenance Charge: £268.00 per annum.

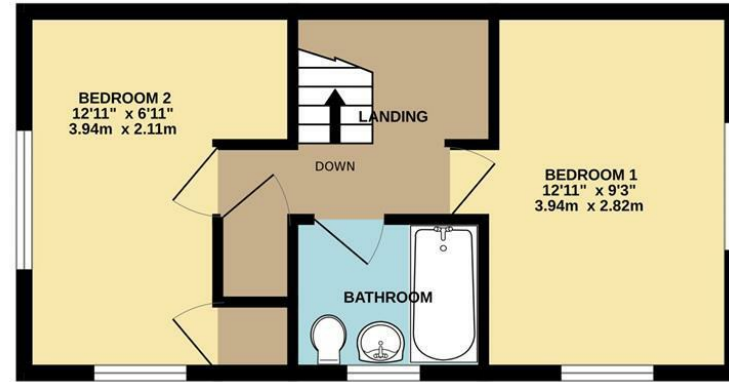
Price £230,000



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	



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