



7, Thruxton Close  
Kettering, NN15 5XJ



**Simpson & Partners**



Welcome to this charming detached house located in the desirable area of Thrupton Close, Burton Latimer, Kettering. This property boasts a spacious Kitchen/Family Room and a super bay fronted Lounge perfect for entertaining guests or relaxing with family. With four bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room.

The three bathrooms in this house provide convenience and comfort for busy mornings or unwinding after a long day. The detached nature of this property offers privacy and a sense of tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

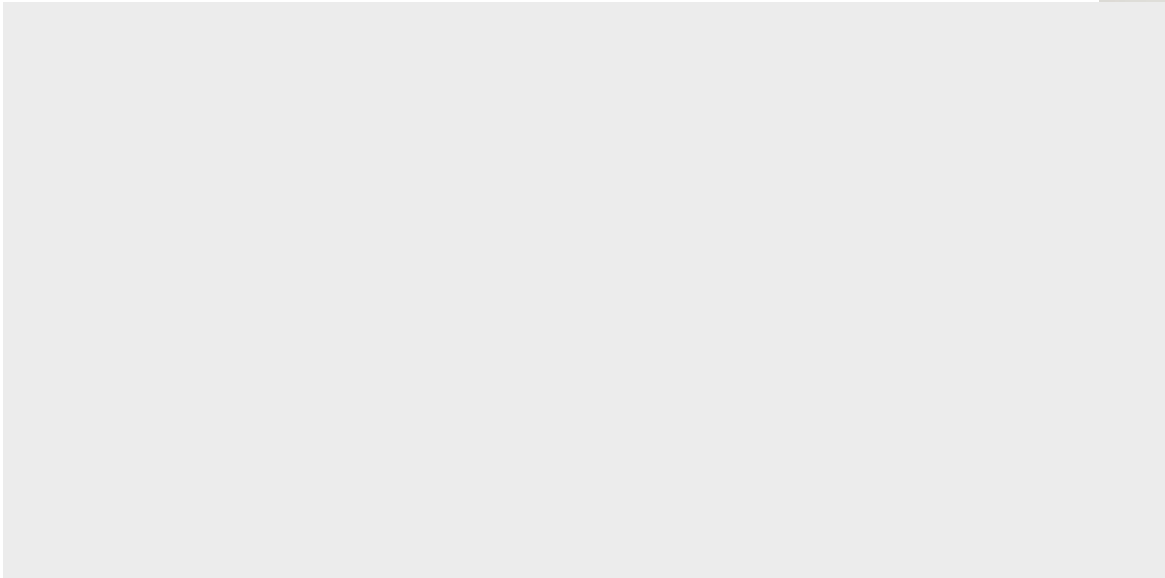
Situated in a peaceful neighbourhood, this house provides a perfect blend of suburban living with easy access to local amenities and transport links. The location in Burton Latimer offers a friendly community atmosphere and a range of schools, shops, and green spaces nearby.

Don't miss the opportunity to make this delightful house your new home. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

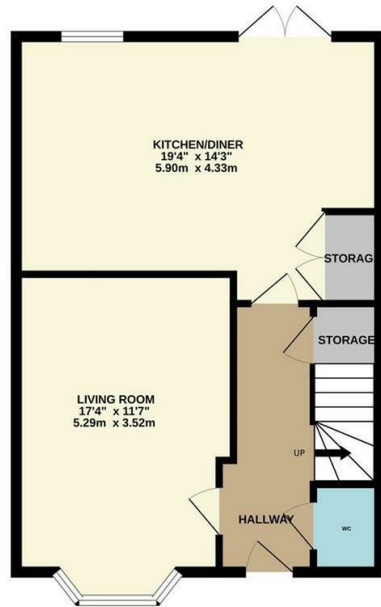
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Asking Price £385,000

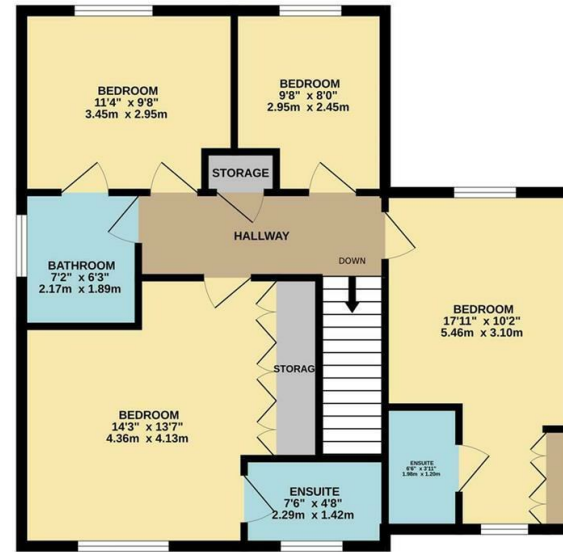




GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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