



216 Barton Road  
Kettering, NN15 6RZ



**Simpson & Partners**

Step into a slice of mid-century charm with this superb three-bedroom detached property, a true gem built in the 1950s that has been meticulously maintained and updated to meet modern standards. As you approach this delightful home, you'll immediately notice the convenience of off-road parking, a feature that adds both functionality and curb appeal. Accompanying this is a garage, providing ample space for vehicles or additional storage for your hobbies and outdoor equipment.

Upon entering the residence, you'll be greeted by the warmth and efficiency of gas radiator central heating, ensuring a cozy atmosphere throughout the seasons. The property boasts UPVC double glazing throughout, offering enhanced insulation and noise reduction for a serene and comfortable living environment.

The living room is a highlight of this house, with its distinctive bay, creating a bright and inviting space where natural light spills in, accentuating the generous proportions and the room's elegant ambiance. This area is perfect for unwinding with family or entertaining guests.

Adjacent to the sitting room, an extended dining room with French doors to the rear garden. This space has been thoughtfully designed to create an open feel, ideal for social dining experiences. The kitchen comes equipped with built-in appliances, marrying convenience with sleek design, and providing the perfect backdrop for culinary adventures.

The sleeping quarters do not disappoint, with the bay-fronted bedroom exuding a sense of grandeur and tranquility, making it the perfect retreat after a long day. The additional bedrooms offer flexibility and are well-suited to accommodate a growing family or to serve as guest rooms or home offices.

A modern shower room complements the bedrooms, featuring contemporary fixtures and finishes that ensure your daily routines are both luxurious and efficient.

Step outside to discover the good-sized rear garden, a verdant oasis to play, relax or entertain.

Offers In Excess Of £350,000



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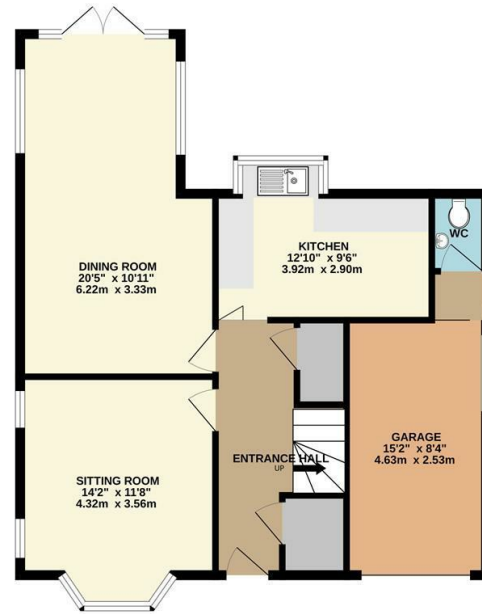
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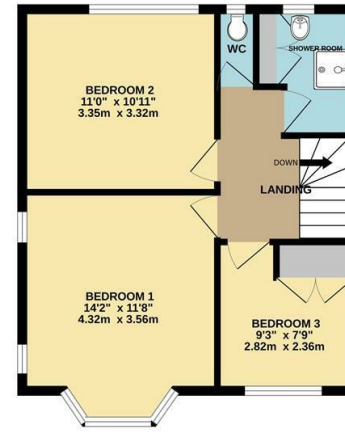
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GROUND FLOOR



1ST FLOOR



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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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