



18 Browning Avenue
Kettering, NN16 8NP



Simpson & Partners



Welcome to this exquisite four bedroom detached family home, situated in the highly sought-after Northern area of Kettering. Offering ample off-road parking for several vehicles, EV charging point, this property combines modern living with comfort and style.

Upon entering, you will be greeted by a spacious 17' kitchen/breakfast room, fully equipped with built-in and integrated appliances, perfect for culinary enthusiasts and family gatherings. The 14' living room provides an elegant space for relaxation with access to the landscaped rear garden, while an additional dining / family room offers versatility for various lifestyle needs.

The main bedroom features fitted wardrobes and a private luxury fitted en-suite shower, providing a luxurious retreat. The second bedroom, a generous 15' in size, also boasts fitted wardrobes, as does the fourth bedroom, ensuring ample storage throughout. The three-piece family bathroom adds to the convenience and functionality of this lovely home.

Step outside to discover a beautifully landscaped rear garden, ideal for outdoor entertaining or simply enjoying some peace and tranquility.

Additional features include UPVC double glazing and gas radiator central heating, ensuring comfort and energy efficiency year-round.

This superb property is a must see to fully appreciate its charm and practicality. An internal viewing is highly recommended to experience all that it has to offer. Don't miss out on the opportunity to make this stunning house your new home.

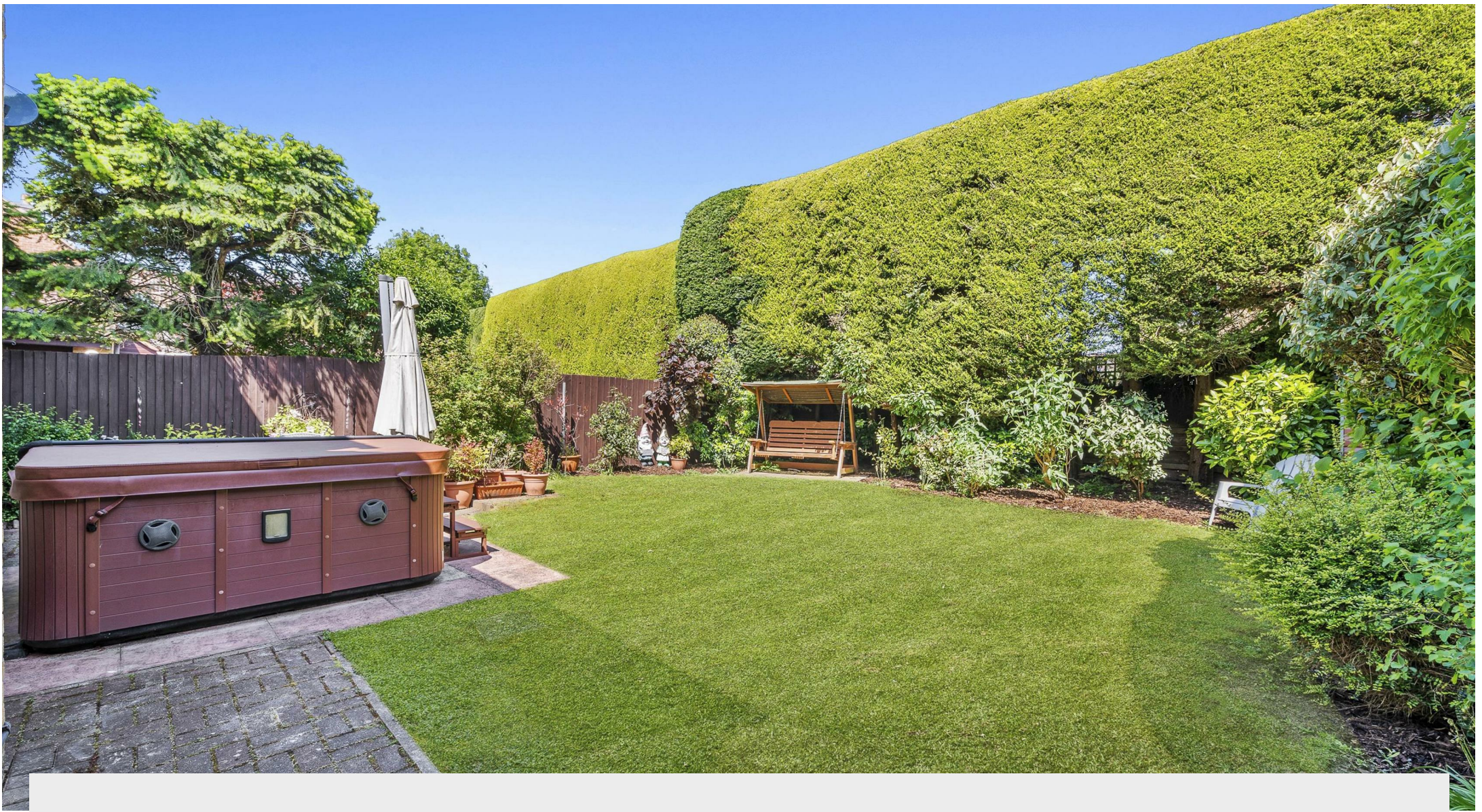
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Offers Over £390,000



Living Room With Access To The Rear Garden & The Family Room.

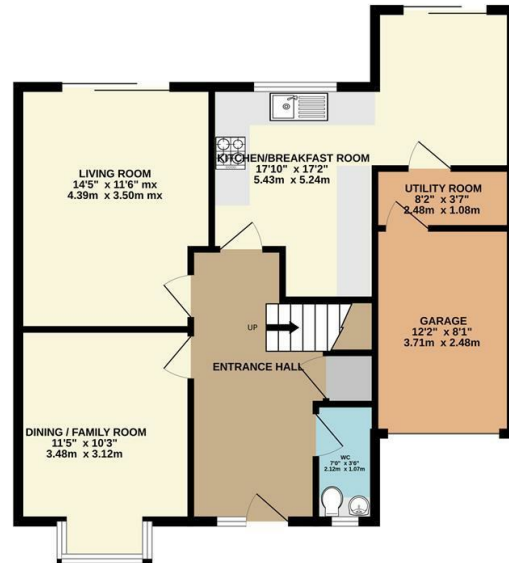




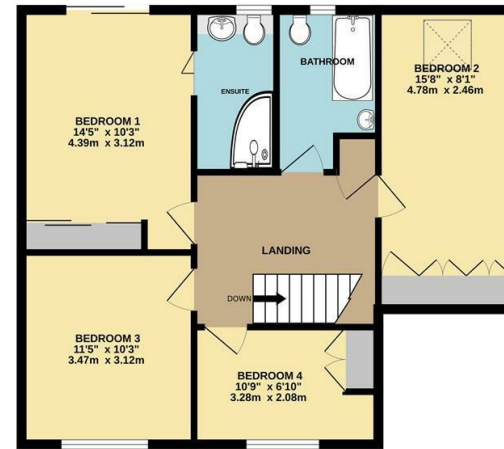
Landscaped Enclosed Rear Garden.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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