



8 Manningham Lane
Kettering, NN15 6RL



Simpson & Partners

Welcome to this stunning detached house located on Manningham Lane in the charming town of Kettering. Built in 2020, this property boasts modern features and a stylish design that is sure to impress.

As you step into the hallway, you are greeted by a convenient downstairs w/c, perfect for guests. The spacious living room is ideal for entertaining friends and family or simply relaxing after a long day. The highlight of the house is the large kitchen/diner, complete with a utility room and built in appliances.

This beautiful house offers three well-proportioned bedrooms and family bathroom, providing plenty of space for a growing family or for guests to stay over. The master bedroom comes with an ensuite bathroom and built in wardrobes.

The garden provides access to the garage, offering convenient storage space for your vehicles or outdoor equipment.

Don't miss out on the opportunity to make this house your home. With its modern amenities, spacious layout, and desirable location, this property on Manningham Lane is a true gem waiting to be discovered. Contact us today to arrange a viewing and start envisioning your life in this wonderful home.

****Agents note.** The estate maintenance charge is currently £225 per annum. Any prospective buyer is advised that this charge could increase in the future.

Price £315,000



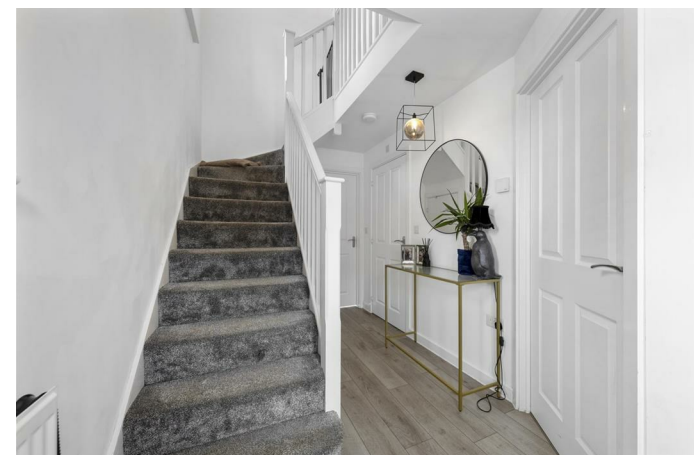
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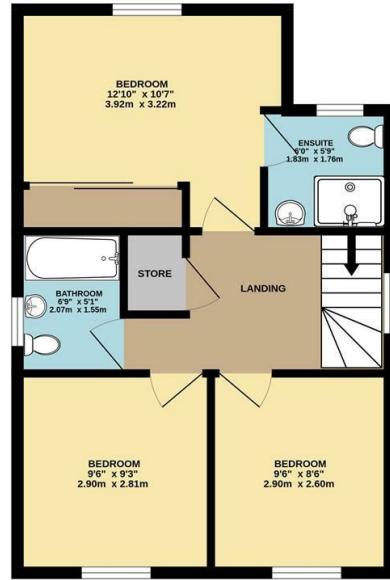
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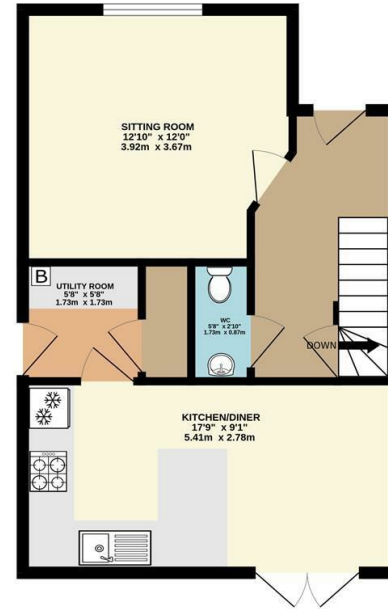
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FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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		
(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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