



30 Swinburne Close  
Kettering, NN16 9BX



**Simpson & Partners**



Located on the sought after Brambleside development is this superb extended four/five bedroom semi-detached property that offers versatile living with the potential for annexe facilities. The property benefits from double glazing and electric storage heaters, ensuring comfort and energy efficiency.

Upon entering, you are welcomed into a 22' living/dining room, perfect for family gatherings and entertaining guests. The fitted kitchen is well-appointed, catering to all your culinary needs. Adjacent to the kitchen is a cozy 13' sitting room, providing an additional space for relaxation.

The ground floor also features a convenient bathroom and a flexible bedroom five/reception room, ideal for accommodating guests, setting up a home office or could be used as an annexe.

Upstairs, the main bedroom impresses with a 14' bedroom, a dressing room, and an en-suite shower room for added privacy and luxury. Three further bedrooms provide space for family members or visitors, all served by a modern three-piece bathroom suite.

Externally, the property offers off-road parking to the front, ensuring ease and convenience. The rear garden provides a delightful outdoor retreat, perfect for enjoying sunny days and al fresco dining.

This exceptional property on the Brambleside development is a wonderful opportunity for those seeking a spacious and adaptable family home with excellent amenities.

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Price £285,000

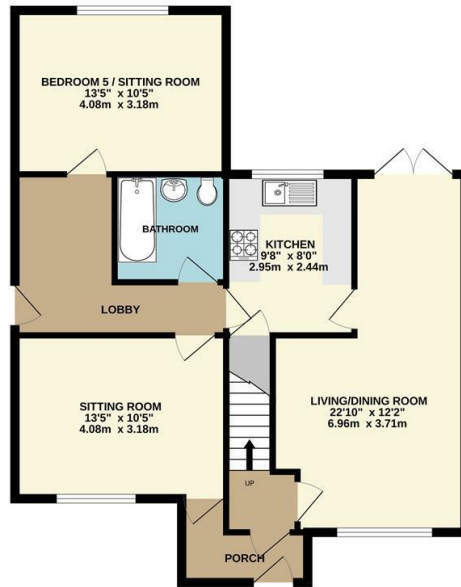




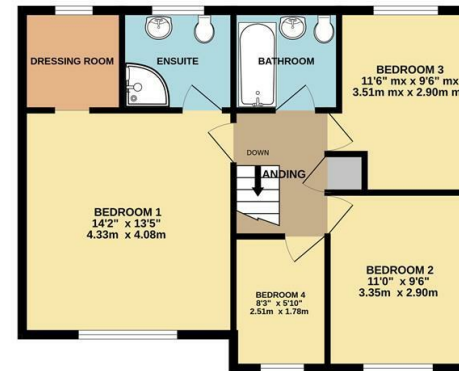




GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 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) <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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