



9 Boddington Road  
Kettering, NN15 6DZ



**Simpson & Partners**

Located to the Southern side of Kettering is this delightful three bedroom terrace property that offers a perfect blend of comfort and convenience.

One of the standout features of this home is its expansive rear garden providing ample space for outdoor relaxation and entertainment. The garden also boasts pedestrian rear access, adding an extra layer of convenience.

The property's location is nothing short of exceptional. It is situated within walking distance of Kettering's renowned Wicksteed Park, a beloved local attraction that offers endless hours of fun and recreation for the entire family. Additionally, the bustling town centre and the Kettering Mainline station are conveniently located nearby, making commuting and exploring the surrounding areas a breeze.

Benefitting from upvc double glazing throughout, ensuring optimal insulation and energy efficiency. The gas radiator heating system provides a cozy and comfortable atmosphere, perfect for those chilly evenings.

The heart of the home is undoubtedly the 14' fitted kitchen, which is equipped with all the storage space to make meal preparation a joyful experience. The sitting/dining room is a true gem, featuring French doors that lead directly onto the rear garden, creating a seamless transition between indoor and outdoor living.

Ascend the stairs to the upper level, where you'll find three bedrooms and a bathroom. Bedroom one is particularly noteworthy, boasting fitted wardrobes that offer both style and practicality. The white three-piece bathroom suite is a picture of elegance, complete with a 'P' shaped bath that comes with a shower over, providing the perfect space to unwind and rejuvenate after a long day.

To fully appreciate the charm and potential of this exceptional property, an internal viewing is highly recommended. Don't miss out on the opportunity to make this terrace home your own, as it is sure to captivate and delight all who step inside.

Price £200,000



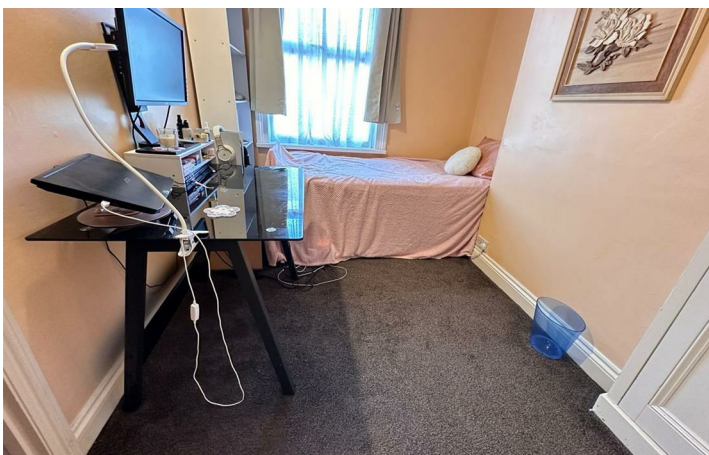
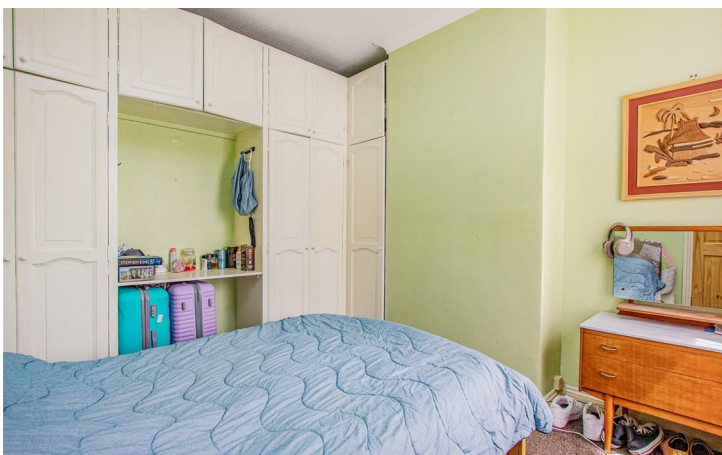
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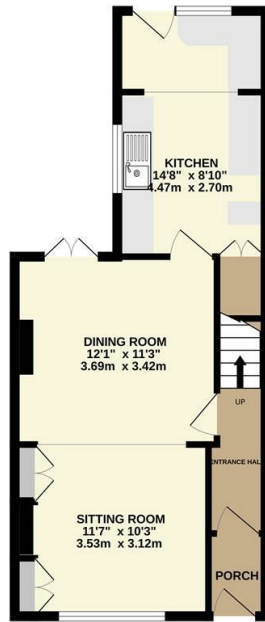
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2



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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