



13 Sulgrave Street  
Kettering, NN15 5GQ



**Simpson & Partners**

Approx 1800 sq ft - Built by David Wilson Homes, is this impressive four double bedroom detached property that is less than year old, with picturesque views over a lush green area, featuring a convenient double garage. This exquisite home also boasts upvc double glazing and efficient gas radiator heating.

The heart of the home is the upgraded 21' kitchen/breakfast/family room, complete with top of the line built in and integrated appliances with luxurious granite work surfaces. Perfect for entertaining or relaxing, the property also features a spacious 16' living room with French doors onto the rear garden, a dedicated dining room, and a study for those who work from home.

The main bedroom spans an impressive 16' with dressing room with fitted wardrobes which also includes a lavish en-suite bathroom with a separate shower cubicle. The second bedroom also benefits from an en-suite shower room, while two additional double bedrooms provide space for family or guests. The four-piece family bathroom is equally impressive, featuring a separate shower cubicle for added convenience.

Step outside and enjoy the meticulously landscaped rear garden, ideal for alfresco dining or simply unwinding after a long day. The property also offers off-road parking and a double garage, providing secure storage for vehicles and belongings.

This superb family home must be seen to be fully appreciated. Schedule an internal viewing today and experience the epitome of modern luxury living.

Price £575,000



4



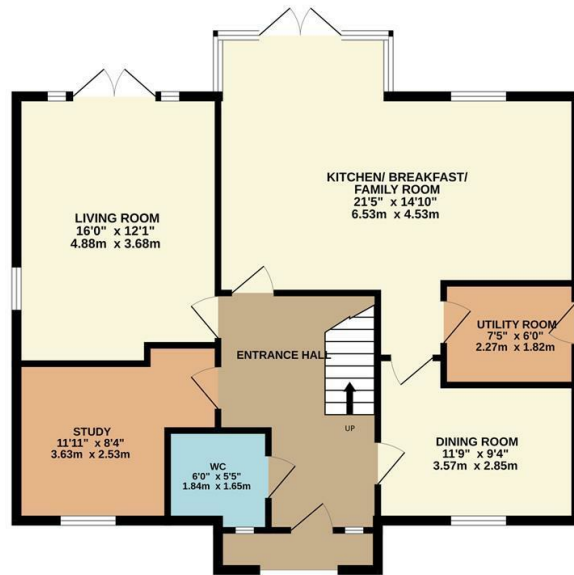
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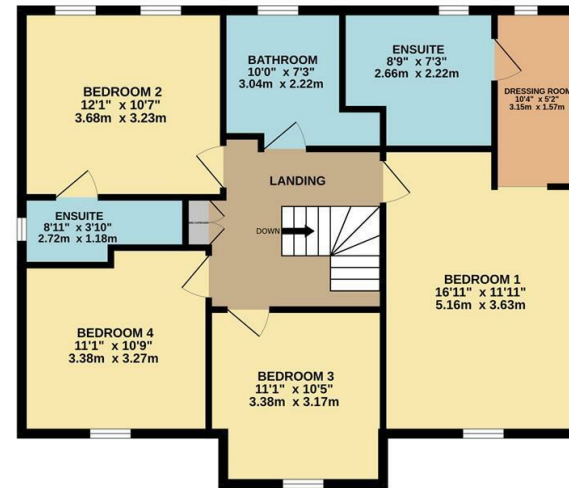
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GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.3 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>		93
(81-91) <b>B</b>	86	
(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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