



70 Pennine Way
Kettering, NN16 9AX



Simpson & Partners

This three bedroom semi-detached house is situated on the North side of Kettering, offering convenient off-road parking for multiple vehicles. The property boasts a range of attractive features, including UPVC double glazing and gas radiator heating for energy efficiency and comfort.

The ground floor comprises a welcoming lounge with a feature fireplace, which opens up to a dining room, perfect for entertaining guests. The fitted kitchen is well-equipped, off the dining room is a timber constructed lean to, providing access to the low-maintenance, Westerly-facing rear garden, ideal for enjoying the afternoon sun.

Upstairs, the first floor offers three well proportioned bedrooms and a white bathroom suite. The property's location is highly desirable, with easy access to local amenities and Brambleside Primary School, making it an excellent choice for families. The town centre is just a short drive away, offering a wide range of shopping, dining, and entertainment options.

To fully appreciate the property's potential, an internal viewing is highly recommended. This delightful semi-detached home offers a perfect blend of comfort, convenience, and modern living, making it an attractive prospect for those seeking a new home in Kettering.

Offers In Excess Of £245,000



3



1



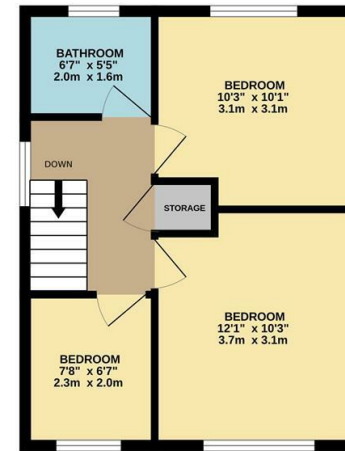
3



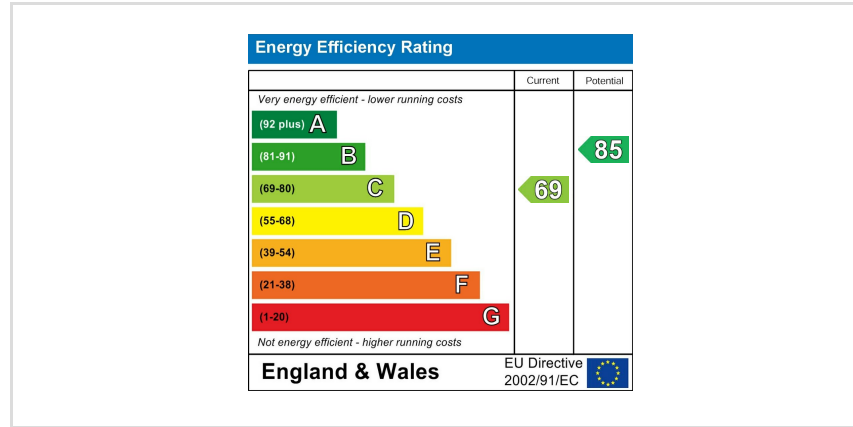
GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
Made with Metropop ©2024



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN