



40 Oak Road  
Kettering, Northants NN15 7AP



**Simpson & Partners**

This superb two double bedroom semi-detached property offers an excellent location within walking distance of the town centre, Kettering Science Academy, and various local amenities. The home is equipped with off-road parking, ensuring convenience for residents.

The property boasts UPVC double glazing and gas radiator heating, providing comfort and energy efficiency. Inside, the modern fitted kitchen offers space for cooking and preparing meals. The sitting room is perfect for relaxation and entertaining, while the utility cupboard adds practicality for storage needs.

A downstairs WC enhances the convenience of the living space. Upstairs, there are two double bedrooms, providing room for family or guests. The modern three-piece bathroom suite offers a contemporary design, ideal for unwinding after a long day.

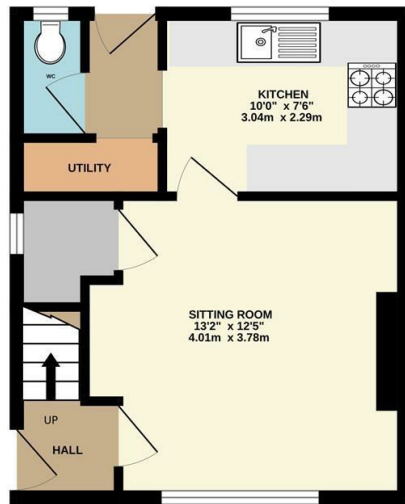
The exterior of the property features a landscaped rear garden, perfect for outdoor activities and leisure. This home combines modern amenities with a prime location, making it an ideal choice for those seeking comfort and accessibility.



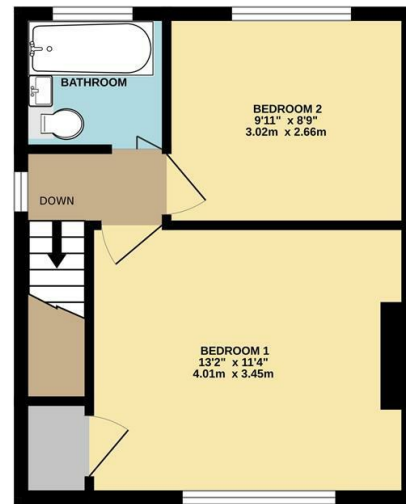
Price £210,000



GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.

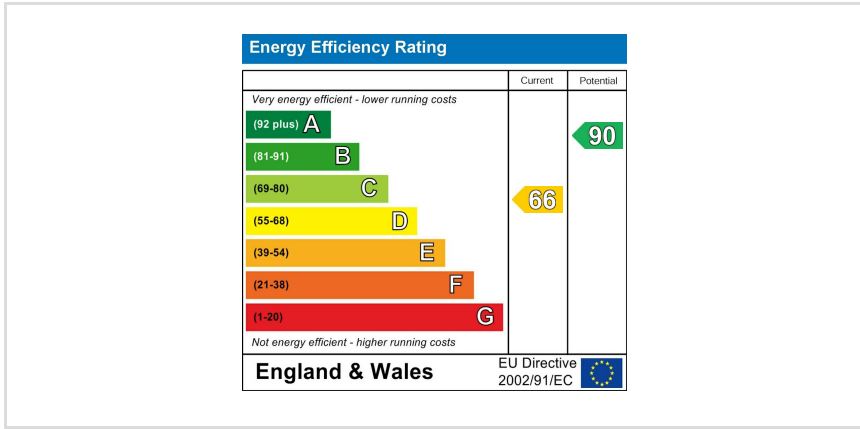


1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

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