



145 Station Road  
Kettering, NN15 5NZ



**Simpson & Partners**

Located in the heart of Burton Latimer is this fantastic three bedroom detached home, on a large sized plot.

The ground floor provides plenty of entertaining space, featuring a large kitchen/ diner, spacious and bright living room, downstairs w/c, separate reception room and utility room just off. To the first floor is two large double bedrooms, a single third bedroom and family bathroom.

Externally the property boasts a great sized garden, garden room with shower room joining. To the front you will find a large garage with plenty of storage, and parking for multiple cars.

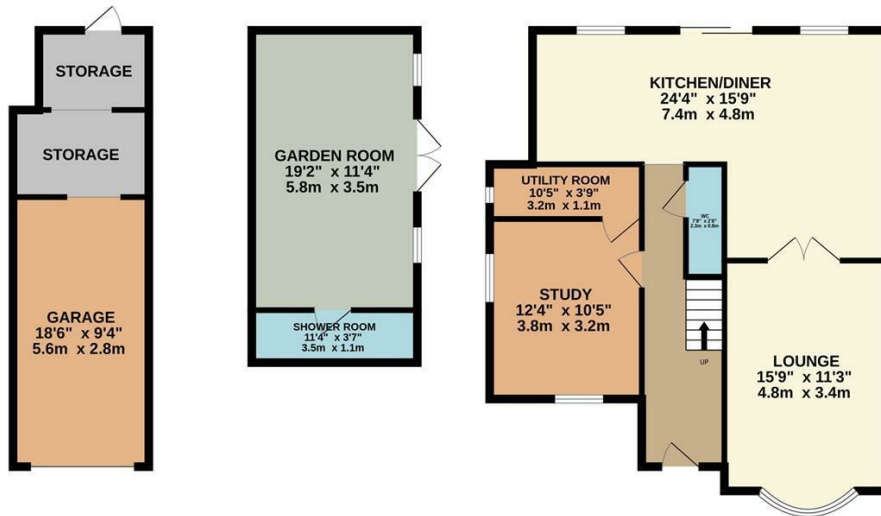
Contact us today to arrange a viewing!



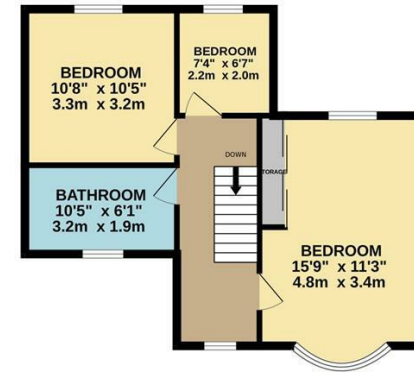
£400,000



GROUND FLOOR  
1292 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1787 sq.ft. (166.0 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.  
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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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