



88a Almond Road  
Kettering, NN16 9PG



**Simpson & Partners**

Welcome to this exceptional one bedroom coach house, perfectly positioned within convenient reach of the town centre and a variety of local amenities. This superb property combines modern living with practical convenience, making it an ideal choice for those seeking comfort and accessibility.

You will appreciate the off-road parking, providing a hassle-free parking solution. The charming rear garden offers a private outdoor space, perfect for relaxing or entertaining guests.

Inside, the home boasts a thoughtfully designed layout with an entrance hall, adjacent is a modern three piece bathroom suite, designed with both style and functionality in mind, offering a serene space to unwind. On the first floor seamlessly integrates a lounge/dining room. This open-plan space provides flexibility for both relaxation and hosting gatherings. The kitchen is a highlight, equipped with built-in appliances that make cooking and meal preparation both efficient and enjoyable.

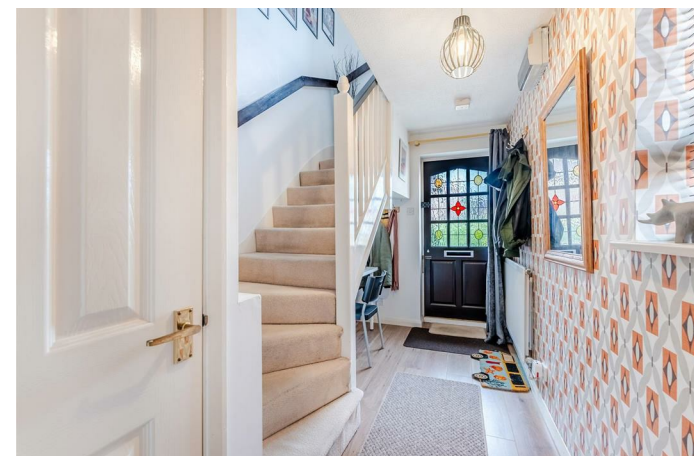
The spacious double bedroom ensures a restful retreat with ample room for storage.

The property benefits from gas radiator heating, ensuring a cozy atmosphere throughout the colder months. UPVC double glazing enhances the home's energy efficiency.

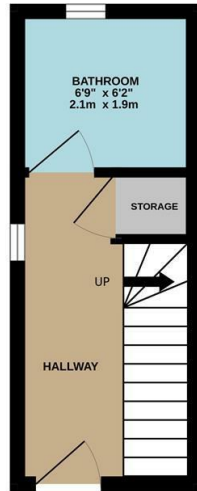
This superb home is a must-see to fully appreciate its quality and appeal. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, this property meets a variety of needs with its strategic location and well-appointed features.

Don't miss out on the chance to own this delightful coach house. Schedule an internal viewing today to experience all it has to offer firsthand!

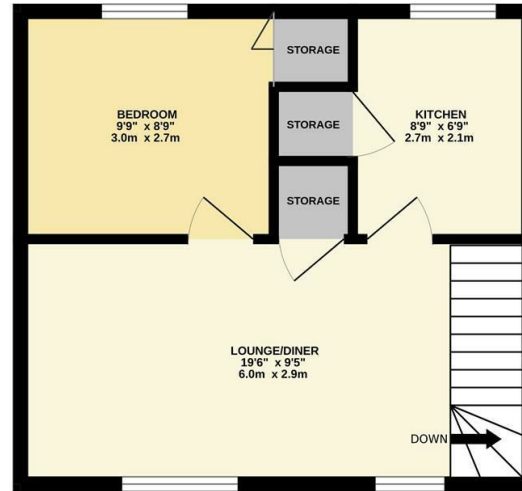
Offers In Excess Of £150,000



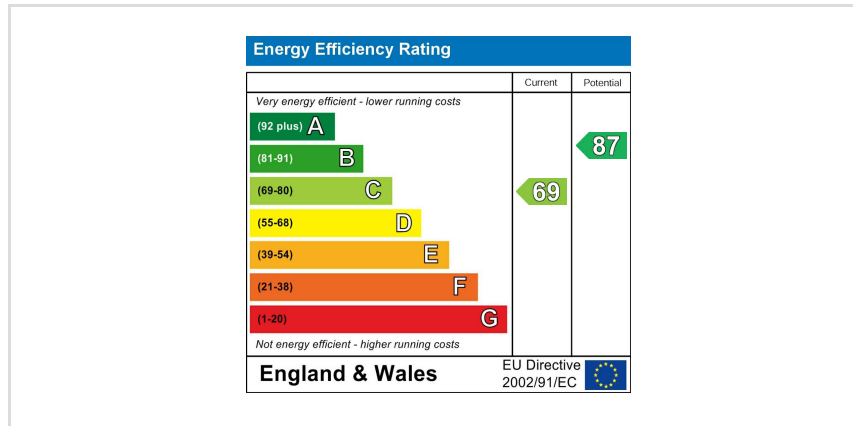
GROUND FLOOR  
123 sq.ft. (11.4 sq.m.) approx.



FIRST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.3 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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