



19 Edgar Road  
Kettering, NN16 0LP



**Simpson & Partners**



Nestled within a convenient distance of the town centre and local amenities, this charming three bedroom property offers a perfect blend of comfort and practicality. An inviting driveway leads to the property, featuring off road parking and a spacious 23' carport/garage, providing space for vehicles and additional storage.

As you enter the home, you're greeted the entrance hall and access to the dining area that seamlessly flows into sitting room. This open plan space is ideal for both entertaining and relaxed family meals. The dining area grants access to a lean-to conservatory, which allows access to the garden.

The kitchen is a modern culinary haven, equipped with sleek, built-in appliances designed to cater to all your cooking needs. With its contemporary finishes and efficient layout, the kitchen is both stylish and functional, making meal preparation a joy.

Upstairs, the property boasts three bedrooms, each offering comfort and ample storage options. The modern bathroom suite is elegantly designed with high-quality fixtures, and a separate WC adds to the convenience for family living.

The rear garden is a perfect for outdoor relaxation, gardening, or entertaining guests during the warmer months. This outdoor space enhances the property's appeal, providing a serene backdrop to your everyday life.

To truly appreciate the quality and features this property offers, an internal viewing is highly recommended. Don't miss the opportunity to make this lovely house your new home and avoid any disappointment.

Council Tax Band A - Energy Rating C/71.

Price £220,000



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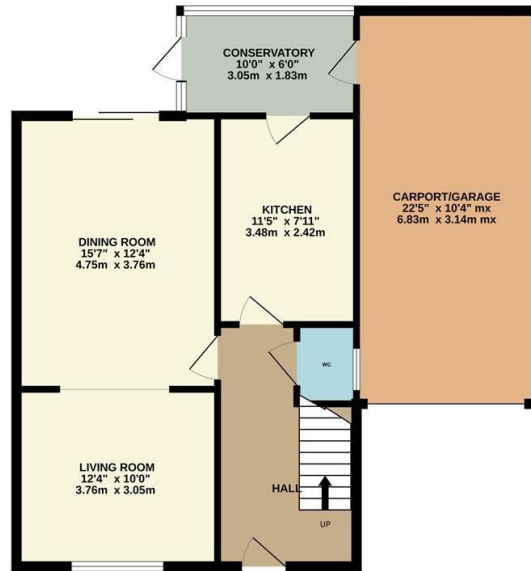


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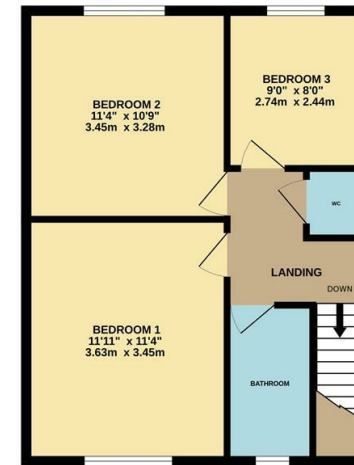


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GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.

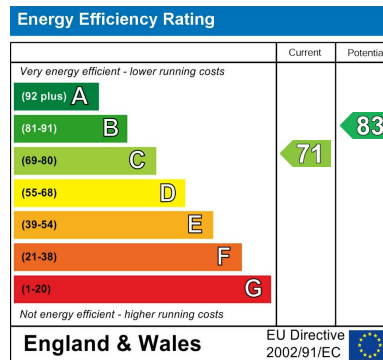


1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.

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