



27 Elm Road
Kettering, Northants NN15 7AY



Simpson & Partners

Located within a highly sought-after location, offering the perfect blend of suburban tranquillity and convenient urban access, this delightful three-bedroom semi-detached home is a true gem. The property is ideally positioned, providing easy access to the town centre and various local amenities, making it an excellent choice for families and professionals alike.

You are welcomed by the entrance hall that provides access to the inviting lounge, featuring a charming log burner that adds warmth and character to the living space. Further access to well appointed kitchen, equipped with built-in appliances that cater to all your culinary needs. The kitchen's sleek design and functionality make it a focal point of the home.

The residence boasts UPVC double glazing, ensuring energy efficiency and comfort in every season. Complementing this is the efficient gas radiator heating system, complimented with air conditioning in the living room and bedroom one.

One of the standout features of this property is the versatile cabin/home office with additional storage to one side, both with power and lighting connected, situated in the rear garden. This additional space offers endless possibilities, whether you need a dedicated workspace, a creative studio, or simply a peaceful retreat away from the main household activities.

The modern three-piece bathroom suite exemplifies contemporary living, with tasteful finishes that contribute to the home's overall aesthetic.

Externally, the property offers practical off road parking at the front, ensuring convenience for multiple vehicles. The rear garden is a private haven, perfect for outdoor entertaining, gardening, or simply enjoying a quiet moment of relaxation.

This property truly must be seen to be fully appreciated. Its prime location make it an ideal family home. Early internal viewing is strongly recommended to experience all that this wonderful home has to offer.

Council Tax Band A - Energy Rating D/60

Offers In Excess Of £230,000



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1



1



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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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