



422 St. Johns Road
Kettering, NN15 5HF



Simpson & Partners

This charming extended three bedroom detached property is situated on the highly sought-after Ise Lodge development, offering the perfect blend of comfort and location. The home sits on a generous 0.18 acre plot with convenient off-road parking and a single garage, while backing onto the tranquil Warkton Spinney for added privacy and natural beauty.

The property boasts modern conveniences including UPVC double glazing and gas radiator heating. Upon entering through the welcoming entrance porch, you'll discover a thoughtfully designed layout featuring an entrance hall and convenient downstairs WC. The heart of the home is the impressive 19' kitchen/breakfast room, complete with built-in appliances and direct access to the stunning rear garden.

Additional ground floor accommodation includes a practical utility room with pantry storage, a spacious 16' dining room that overlooks the beautiful rear garden, and a comfortable 15' lounge enhanced by an attractive feature fireplace. The delightful conservatory provides another living space with seamless garden access, perfect for relaxing while enjoying views of the outdoor space.

The first floor houses three generous double bedrooms, including a substantial 15' bedroom one, all served by a contemporary white three-piece bathroom suite. However, one of the property's most outstanding features is undoubtedly the established rear garden, which includes a practical garden shed, greenhouse, and various mature fruit trees that create a truly special outdoor environment.

This exceptional family home requires an internal viewing to fully appreciate its many qualities and the wonderful lifestyle it offers.

Offers In Excess Of £400,000



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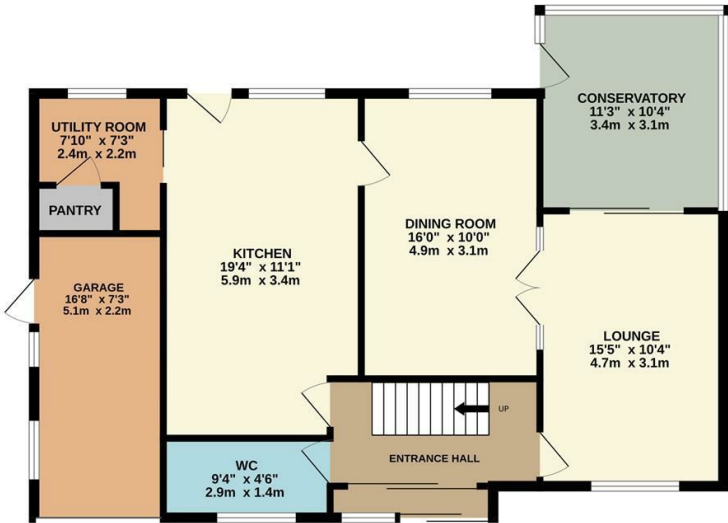


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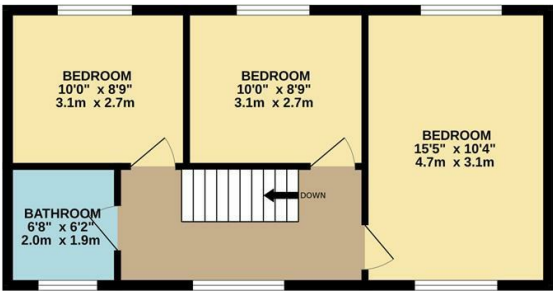


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GROUND FLOOR



1ST FLOOR



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
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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