



8 Slate Drive
Kettering, NN16 8WE



Simpson & Partners

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About the Property

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The property features off-road parking for several vehicles and benefits from a larger than average single garage. Modern amenities include UPVC double glazing, gas radiator heating, and owned solar panels that enhance energy efficiency.

The thoughtfully designed accommodation begins with an entrance porch leading to the entrance hall and a luxury fitted downstairs WC. The comfortable lounge features an attractive log burner, while the impressive 22' kitchen/dining room boasts built-in and integrated appliances along with another log burner. The kitchen provides convenient access to both the utility room and the spacious 15' conservatory, which currently serves as a dining area and offers French doors opening to the beautifully landscaped rear garden.

The first floor houses four well-proportioned bedrooms, with bedroom one featuring fitted and built-in wardrobes plus a luxury fitted en-suite shower room. A luxury fitted family bathroom completes the upstairs accommodation. The property also benefits from an attractive front garden and a thoughtfully landscaped rear garden.

An internal viewing is essential to fully appreciate this superb family home that combines modern comfort with practical living spaces.

Price £415,000



Entrance Porch:
Entrance Hall:
Downstairs WC:
Lounge:
Kitchen/Dining Room:
Utility Room:
First Floor Landing:
Bedroom 1:
En-Suite Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bathroom:
Outside:
Front Garden:
Garage:
Rear Garden:







Landscaped Rear Garden.







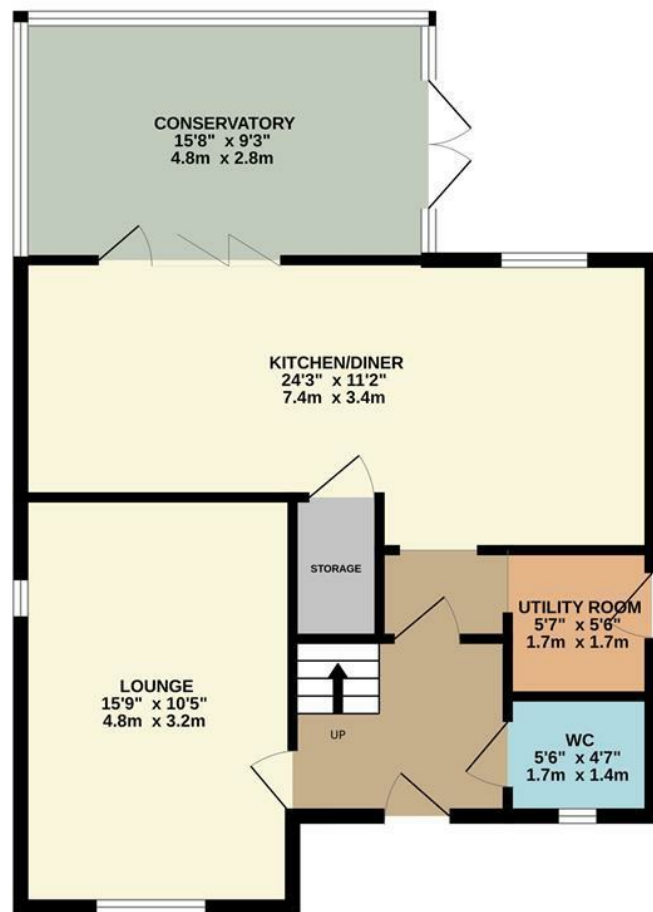
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 	

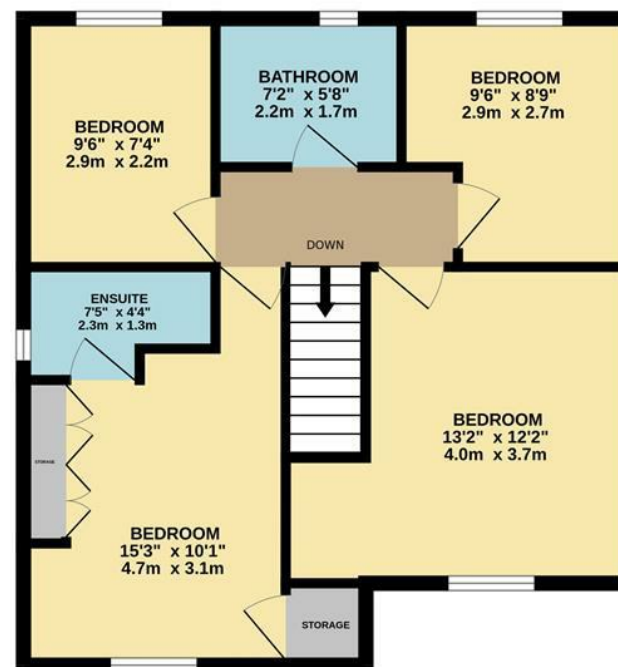


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GROUND FLOOR



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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