



47 Meeting Lane

Kettering, Northamptonshire NN15 5LS



Simpson & Partners

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This charming mid-terrace cottage offers a wonderful blend of period character and modern convenience, complete with versatile living spaces, three bedrooms, and a stunningly large rear garden. The welcoming lounge sets the tone with a cosy and inviting feel, leading through to a bright dining room – perfect for family meals and entertaining guests. To the rear, a modern kitchen opens into a delightful garden room, ideal for enjoying year-round views of the garden.

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About the Property

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Upstairs, the master bedroom benefits from its own en-suite shower room, while two further bedrooms are served by a contemporary family bathroom.

The basement has been thoughtfully converted to provide a spacious family room – a flexible area that works perfectly as a playroom, snug or home office.

The rear garden is an impressive feature of this property: exceptionally large and well laid out with a patio and pergola, a generous lawn, and handy sheds at the far end. To the front, the property offers off-road parking for two vehicles.

Spread over three floors, this cottage provides a rare combination of charm, practicality and generous outdoor space, making it an ideal family home. Early viewing is highly recommended.

Price £299,950



Entrance Hall:

Dining Room:

Lounge:

Kitchen:

Garden Room:

Family Room/Cellar:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Bathroom:

Outside:

Garden:








Stunning Garden.....







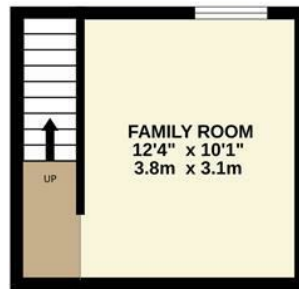
Energy Efficiency Rating

| | 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 |  |

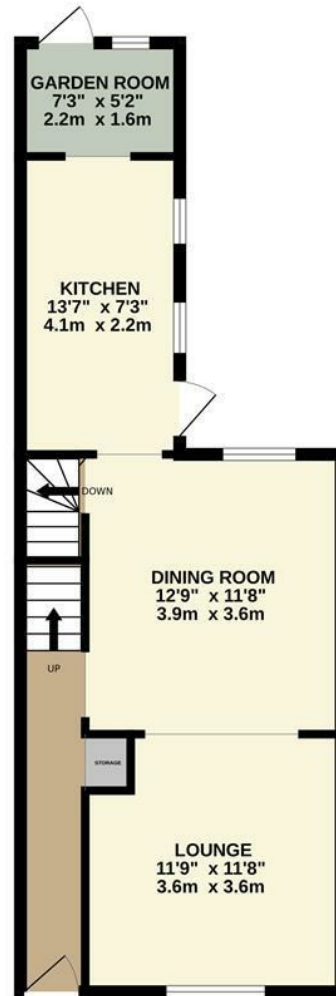


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BASEMENT



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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