



22 Coniston Road
Kettering, NN16 8UL



Simpson & Partners

This beautifully presented two bedroom semi-detached bungalow is conveniently situated within a short distance of both Kettering General Hospital and Kettering Town Centre, offering an ideal combination of accessibility and comfort. The property features the added benefits of upvc double glazing and gas radiator central heating, ensuring warmth and efficiency all year round. Off road parking is available for three/four vehicles, complemented by a substantial 19' garage.

The property is entered via the entrance porch that leads into the entrance hall, you are immediately struck by the quality of presentation throughout. The 14' bay fronted sitting room creates a warm and inviting atmosphere, enhanced by an attractive feature fireplace that serves as a focal point for the room.

The luxury fitted kitchen is equipped with built in stainless steel appliances, combining style with practicality for modern living. Adjacent to this is a delightful conservatory featuring French doors that open directly onto the rear garden, with the current owner cleverly utilising this versatile space as a dining room. There is also a useful Utility cupboard. The accommodation is completed by a pristine white three piece bathroom suite.

The rear garden provides a pleasant outdoor space for relaxation and entertaining. An internal viewing is absolutely essential to fully appreciate the superb standard of presentation and the thoughtful layout of this charming bungalow, which truly must be seen to be appreciated.

Price £257,500



2



1



2



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GROUND 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	66	73
(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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01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN