



18 Rockingham Paddocks  
Kettering, NN16 9JR





## 18 Rockingham Paddocks

NO CHAIN - Introducing a truly exceptional property that is rarely available on the market: a superb three bedroom detached bungalow that combines spacious living with modern conveniences. Nestled on an expansive plot of approximately 0.25 acres.

🛏 3 🚿 2 🚗 3





## About the Property

NO CHAIN - Introducing a truly exceptional property that is rarely available on the market: a superb three bedroom detached bungalow that combines spacious living with modern conveniences. Nestled on an expansive plot of approximately 0.25 acres.

As you approach the property, you'll be greeted by ample off-road parking, which can accommodate numerous vehicles. The double detached garage, equipped with remote control roller doors, adds an extra layer of convenience, providing secure storage for vehicles and tools. Furthermore, the property can comfortably house a caravan or motorhome, appealing to those who love to explore the great outdoors.

Inside, the bungalow boasts UPVC double glazing throughout, ensuring an energy efficient environment while minimizing noise from the outside. The installation of solar panels reflects a commitment to sustainability, allowing you to harness renewable energy and reduce your utility bills. The gas radiator heating system guarantees warmth and comfort during the colder months, making this home an inviting retreat year round.

The heart of the bungalow is undoubtedly the oak fitted kitchen, which is both functional and aesthetically pleasing. Adjacent to the kitchen, the utility room enhances practicality, providing additional storage and laundry facilities.

The impressive 17' bay-fronted sitting room is a highlight of the property, featuring a charming brick feature fireplace. From the sitting room, double doors lead into the dining room, providing a seamless flow for gatherings and family meals. This dining space also offers access to the conservatory.

The sleeping quarters are thoughtfully arranged for privacy and comfort. Bedroom one is complete with fitted wardrobes and an ensuite shower room. Bedrooms two and three are equally well-appointed, each featuring fitted wardrobes that maximize storage space. These bedrooms share a luxury fitted three-piece bathroom suite that exudes elegance and offers a relaxing space.

Price **£425,000**







Entrance Hall:

Kitchen:

Utility Room:

Sitting Room:

Dining Room:

Conservatory:

Bedroom 1:

En-Suite Shower Room:

Bedroom 2:

Bedroom 3:

Bathroom:

Outside:

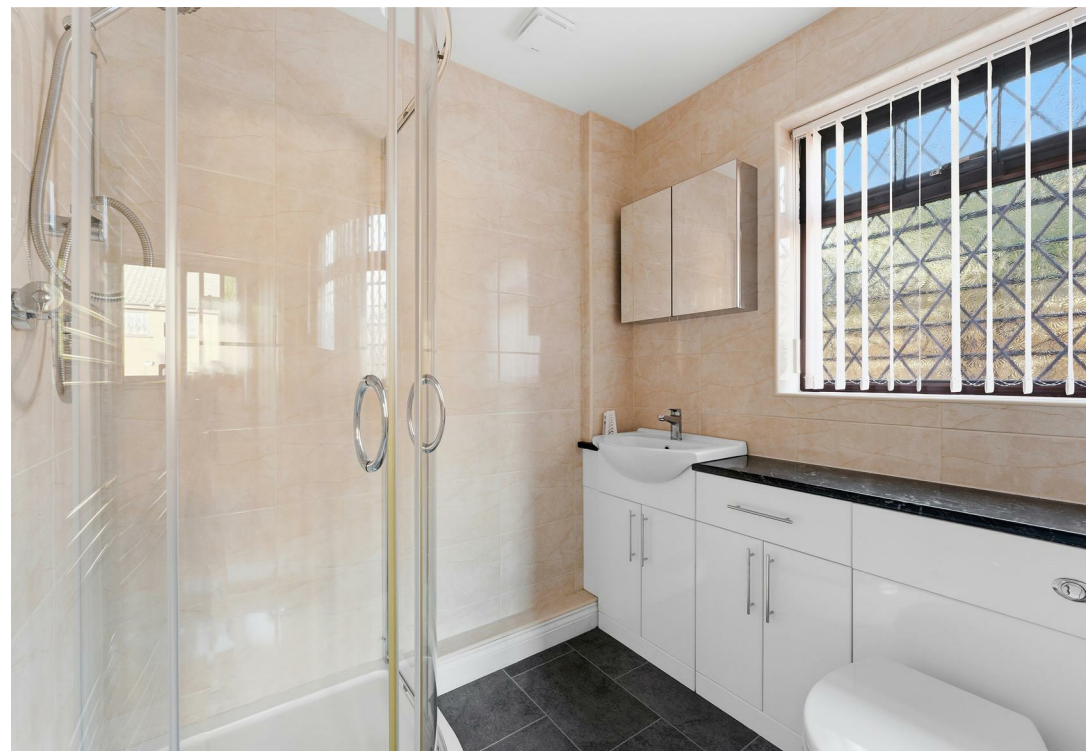
Front Garden:

Double Garage:

South Westerly Facing Rear Garden:











Superb Plot Approx. 0.25 acres.














#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Simpson & Partners



GROUND FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
Made with Metroplan ©2025



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

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

1 Silver Street, Kettering, Northants, NN16 0BN