



83. Hallwood Road
Kettering, NN16 9RF



Simpson & Partners

This attractive property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming living room featuring a working open fire, creating a warm and cosy focal point. The kitchen is well-appointed with integrated appliances and is complemented by an adjacent utility room for added convenience. A separate dining room provides an ideal space for family meals or entertaining, while a downstairs WC completes the ground floor layout.

To the first floor are four generous bedrooms, including a master bedroom benefiting from its own ensuite shower room. The remaining bedrooms are served by a modern family bathroom.

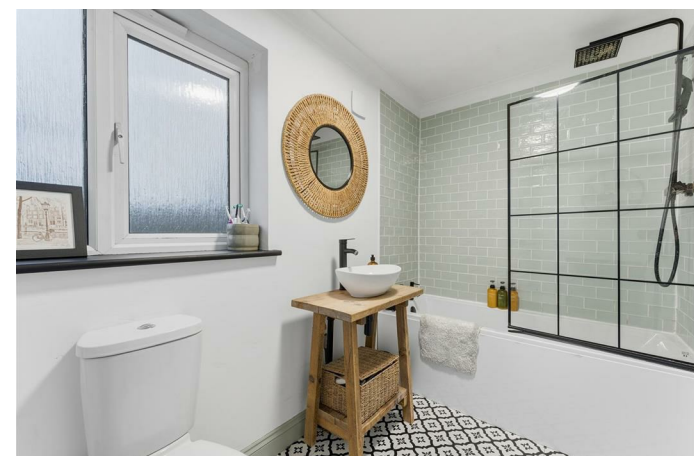
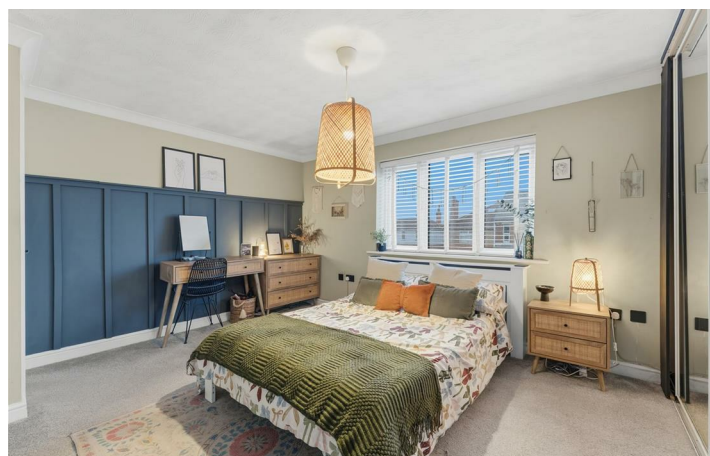
Externally, the property boasts a large, enclosed and private rear garden, perfect for families and outdoor entertaining, with a decked seating area. To the front of the property there is off-road parking.

This fantastic home is well suited to growing families and must be viewed to be fully appreciated.

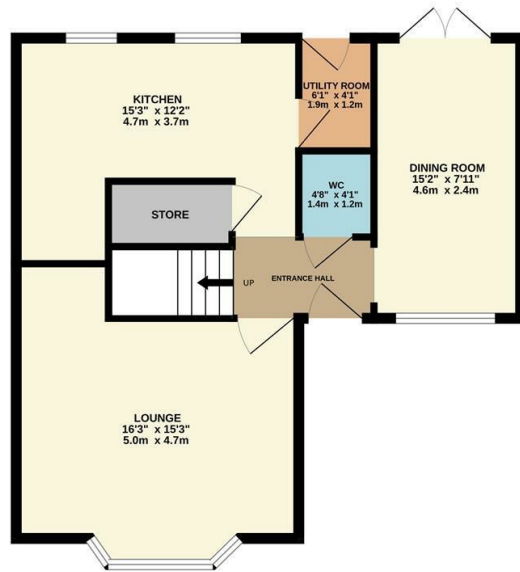


Offers In Excess Of £325,000

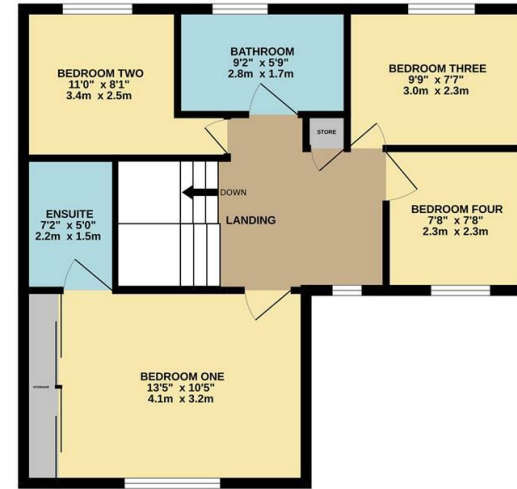
4 2 2



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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