



208 St. Johns Road  
Kettering, NN15 5AT



**Simpson & Partners**

# 208 St. Johns Road

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## About the Property

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The beautiful and thoughtfully designed accommodation comprises a entrance porch that leads to the entrance hall that sets the tone for the entire property with Oak flooring, creating an impressive first impression with its stylish décor and practical layout. With a luxury fitted downstairs WC, 15' living room that features an attractive fireplace as its centerpiece, creating a perfect focal point for cosy family gatherings during the cooler months and adding a touch of traditional charm to this contemporary home. The elegant dining room is a particular highlight, boasting beautiful Oak flooring that adds warmth and character, along with French doors that open seamlessly onto the beautifully landscaped rear garden, creating a wonderful indoor outdoor flow that is ideal for entertaining guests during the warmer months and allowing natural light to flood into the space.

The luxury fitted kitchen/breakfast room is a chef's dream, equipped with a high quality range style cooker that provides cooking capacity for family meals and dinner parties, complemented by a stylish extractor hood and an array of integrated appliances that maintain the sleek, contemporary aesthetic while offering all the modern conveniences one could desire. Additionally, the ground floor benefits from a versatile study/snug, offering a quiet retreat perfect for working from home, pursuing hobbies, or simply relaxing with a good book away from the main living areas.

Offers In Excess Of **£390,000**



Ascending to the first floor, you will discover four bedrooms that offer flexible accommodation for growing families or those who frequently host guests. The impressive 15' bedroom one is a true sanctuary, complete with a luxury fitted en-suite bathroom that provides a private haven for relaxation and pampering, featuring high-quality fixtures and fittings that create a spa-like atmosphere. The generous 13' second bedroom offers space for furniture and storage, while the remaining two bedrooms are equally well-appointed, all served by a stunning luxury fitted family bathroom that showcases contemporary design and premium finishes, ensuring that every member of the household can enjoy a comfortable and stylish bathing experience.

The property further benefits from the practical advantage of convenient off road parking for two vehicles side by side, eliminating the stress of finding street parking and providing secure space for family vehicles. The 11' garage offers excellent additional storage potential and includes a utility room, providing a dedicated space for laundry appliances and keeping everyday clutter away from the main living areas, thus maintaining the pristine show home presentation throughout. The beautifully landscaped rear garden is a true outdoor sanctuary, having been thoughtfully designed and maintained to provide a private space for relaxation, recreation, and outdoor entertaining, with mature plantings and attractive features that can be enjoyed throughout the seasons.

An internal viewing is absolutely essential and highly recommended to fully appreciate the exceptional quality, attention to detail, and overall charm of this outstanding family home, which successfully combines modern convenience with timeless elegance in a desirable location.








Landscaped Rear Garden.







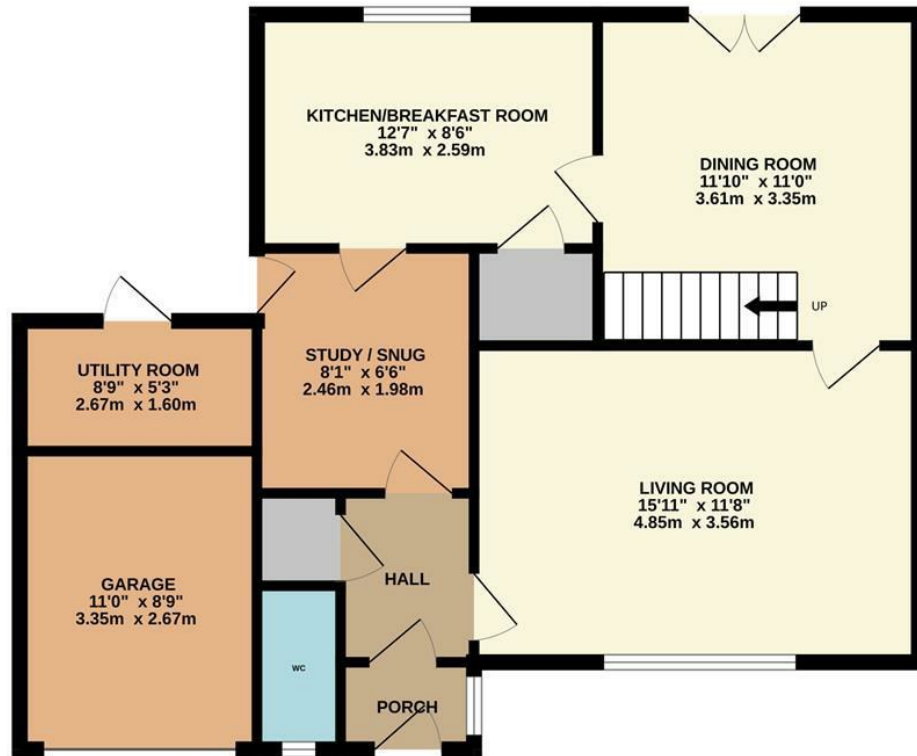
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

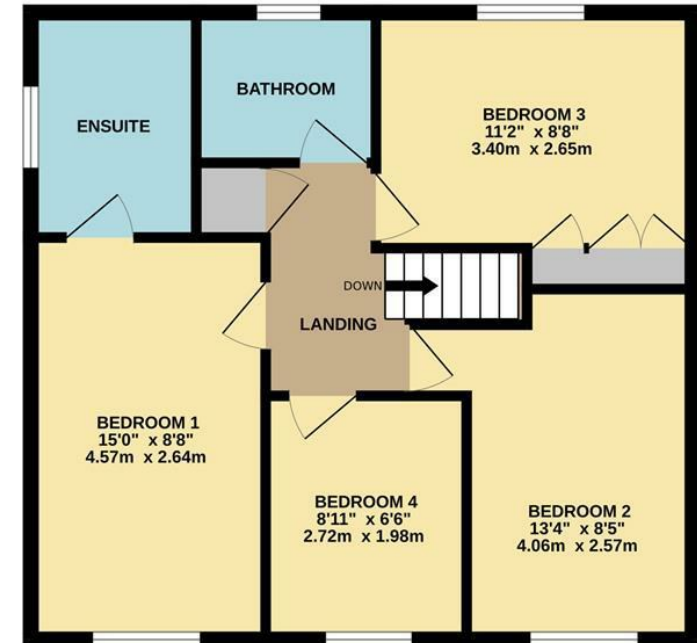


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GROUND FLOOR



1ST FLOOR



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