



36 Rydalside
Kettering, NN15 7DP



Simpson & Partners



This superb two-bedroom property, situated in a popular residential area of Kettering, has been significantly upgraded by the current vendor and offers stylish, modern living throughout.

The ground floor features a refitted kitchen/diner boasting contemporary units and generous space for dining—perfect for everyday living and entertaining. To the rear sits a large living room, enhanced by a charming log burner, creating a cosy focal point. A modern shower room completes the downstairs accommodation.

Upstairs, the property offers two well-proportioned bedrooms along with useful built-in storage.

Externally, the home benefits from a good-sized rear garden, ideal for relaxing or hosting in the warmer months. There is also a garage, and to the front you'll find off-road parking and a low-maintenance frontage.

This is a fantastic opportunity to purchase a thoughtfully improved home in a sought-after location—perfect for first-time buyers, downsizers, or investors. Early viewing is highly recommended.

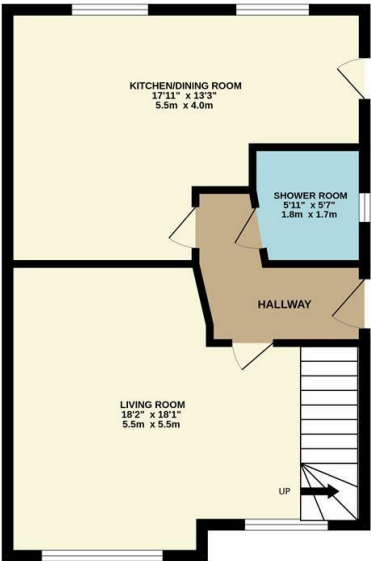
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Offers In Excess Of £250,000

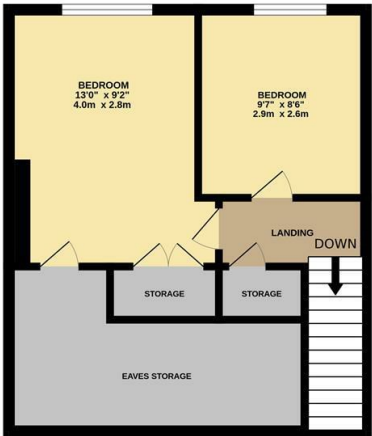




GROUND FLOOR



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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