



22 Willow Lane
Kettering, NN14 1DT



Simpson West

Occupying an attractive established position within the much sought after village of Stanion, is this rarely available detached residence which has been a much-loved family home for over 20 years. Providing deceptively spacious, well-balanced accommodation which includes an imposing reception hall, cloakroom/WC, a dual aspect living room with an open fireplace, formal dining room, and a re-fitted kitchen/breakfast room with benefits from integrated appliances and a separate utility room. The first floor offers FIVE bedrooms with the master boasting fitted furniture and en-suite facilities, there is also a superb sized guest suite/bedroom two with exposed floorboards, three further bedrooms and a refitted family bathroom. Other notable features include Karndean flooring and gas central heating. Outside, there is a large private frontage which provides parking facilities for up to four vehicles and access to the DOUBLE GARAGE. The mature rear gardens are a particular feature due to their manicured appearance and the privacy that they provide. Being situated within easy walking distance to the Village Hall where many amenities are available, and the highly regarded primary school, this family home provides the perfect setting therefore an early visit is highly recommended!
Energy Rating C. Council Tax Band F.

£595,000

 5  2  2





Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	74	80
	EU Directive 2002/91/EC	



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