



45 Kingsley Avenue  
Kettering, NN16 9ER



**Simpson & Partners**

Offered for sale with no onward chain, this FOUR bedroom semi-detached property is located on the tree lined Kingsley Avenue and is conveniently located for the town centre and other local amenities.

The property benefits from upvc double glazing and gas radiator heating. The accommodation comprises an entrance hall leading to a dining room that is open plan to the bay fronted lounge, creating a wonderful flow of space for entertaining and family living.

The superb 22' kitchen/breakfast room provides ample space for dining and food preparation, with a door opening directly to the rear garden for easy outdoor access. Additionally, there is a downstairs WC for added convenience on the ground floor.

On the first floor, there are four bedrooms providing sleeping accommodation for a growing family, complemented by a bathroom. Externally, the property offers a front forecourt and a rear garden perfect for outdoor relaxation and recreation.

An internal viewing is strongly recommended to avoid any disappointment.

Price £225,000



4



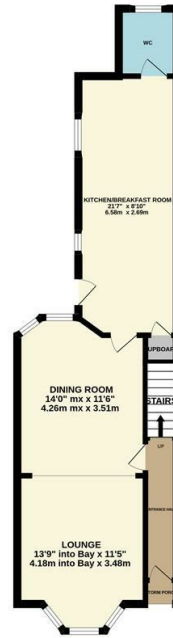
1



2



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, window, doors 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Ventago (2020)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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