



276 Windmill Avenue
Kettering, Northants NN15 6PF



Simpson & Partners

Situated just a few minutes' walk from Kettering's famous Wicksteed Park and Tresham College, this attractive three bedroom detached property offers off road parking and a garage, making it an ideal choice for families and commuters alike. Set on a fantastic plot of approximately 0.17 acres, the home presents excellent potential for further development, subject to the necessary planning permissions.

The property benefits from UPVC double glazing throughout and an electric radiator heating system, ensuring comfort all year round. Upon entering, you are welcomed by a porch leading into a spacious entrance hall, which provides access to a comfortable lounge and a versatile dining room, currently utilised as a second lounge. The kitchen, while in need of modernisation, offers a wonderful opportunity for buyers to create a bespoke space to suit their own tastes, and there is the added convenience of a refitted downstairs WC.

To the first floor, the accommodation comprises three well-proportioned bedrooms served by a luxury fitted shower room. Externally, the property boasts a large westerly facing rear garden, perfect for enjoying the afternoon and evening sun.

With so much scope for further development and a superb location on offer, this is an opportunity not to be missed. Call now to book your appointment and avoid disappointment!

Price £325,000



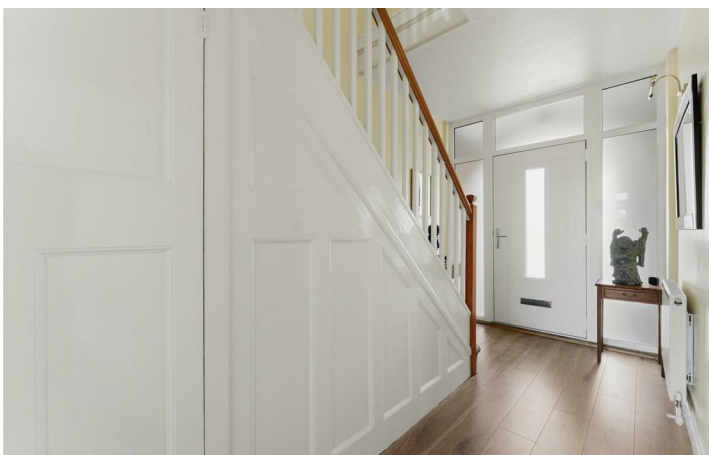
3



1

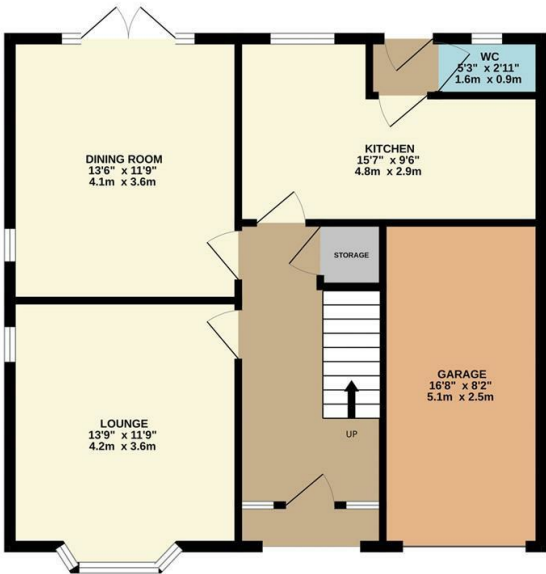


2

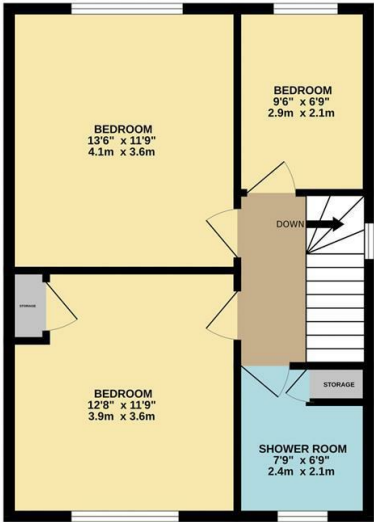


Simpson & Partners

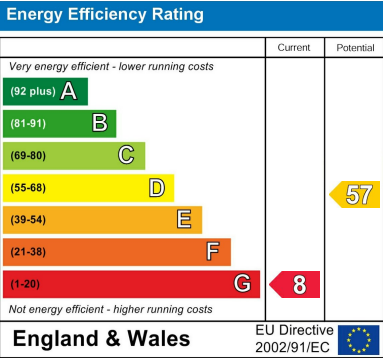
GROUND FLOOR



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.
Made with Metropix 6/2026



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

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN