



9 Plough Close  
Kettering, NN14 6YF



**Simpson Ellson**

Immaculately Presented | Stunning Views | Cul-de-Sac Location | Garage & Off-Road Parking

Positioned in a quiet cul-de-sac, this beautifully presented three-bedroom terraced home enjoys some of the best views across Rothwell, overlooking the church.

The property welcomes you with a separate entrance hall leading into a stylish, recently refitted kitchen, thoughtfully designed with modern features including a slide-away oven door and ample deep pan storage.

An integral door provides access to the garage, complete with power and water, currently used as a convenient utility space. The ground floor also benefits from a W/C and a spacious lounge, enhanced by bi-fold doors opening out to the garden. To the rear, a superb extension creates an ideal entertaining space, with bi-fold windows offering a seamless indoor-outdoor feel.

Upstairs, there are three well-proportioned bedrooms. The master bedroom features a Juliet balcony, perfectly positioned to enjoy the far-reaching views. There is also an en-suite shower room and a modern family bathroom.

Externally, the property offers off-road parking, a garage, and a well-maintained garden.

A must-see home to fully appreciate the views, location, and high standard of finish.

£266,995



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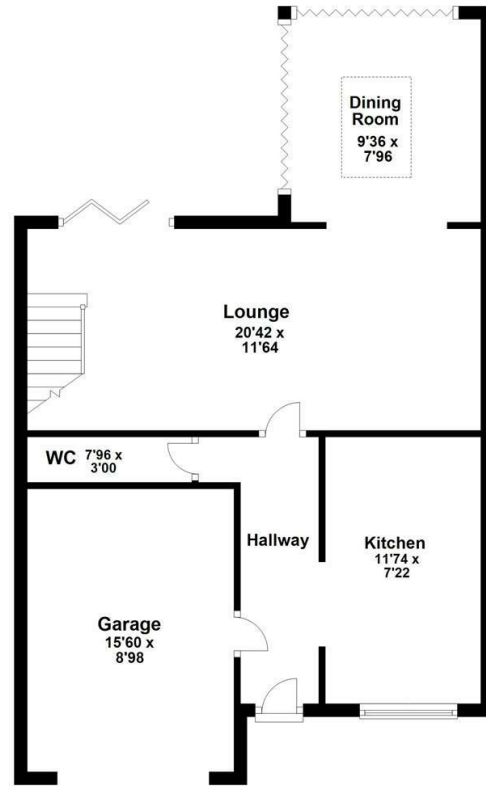
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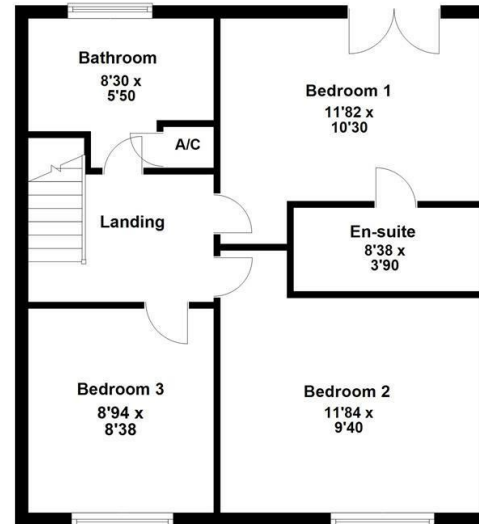
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### Ground Floor



### First Floor



### 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 	





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