



5 Eva Road

Kettering, NN16 0PP



Simpson & Partners

Situated within walking distance of Grange Primary Academy, this superb three bedroom semi-detached home is offered for sale with NO ONWARD CHAIN, making it an ideal opportunity for a smooth and straight forward purchase.

The property benefits from UPVC double glazing and gas radiator heating, ensuring comfort and energy efficiency in every season.

Upon entering, you are welcomed into the entrance hall, which provides access to the well-appointed ground floor accommodation. The modern fitted kitchen/breakfast room comes complete with built-in appliances, providing an excellent space for both cooking and casual dining. From here, you'll find a rear porch that provides convenient access to the covered lean to/passage and a workshop, which could easily be repurposed as a useful utility room. The lounge/dining room has a feature fireplace with a fitted gas fire and attractive surround, serving as the heart of the home and offers direct access to the superb landscaped rear garden.

On the first floor, there are three well-proportioned bedrooms accompanied by a modern three piece shower room, completing a comfortable and practical living arrangement.

Stepping outside, the established landscaped rear garden is a true highlight of this property, offering a beautifully maintained outdoor space perfect for relaxing, entertaining, or family enjoyment.

An internal viewing is an absolute must to fully appreciate everything this property has to offer and to avoid any disappointment. Contact us today to arrange your viewing.

Price £210,000



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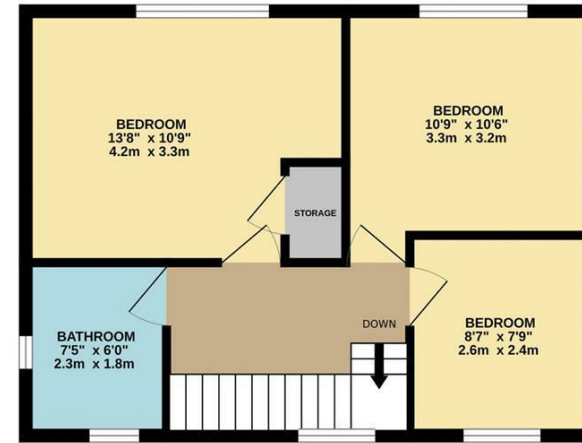
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GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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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