35 Larkwood Close

Kettering, NN16 9NQ

Simpson & Partners

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Located on the sought after North side of Kettering, this beautifully extended four bedroom detached home offers an exceptional amount of space for growing families. A block paved driveway provides convenient off road parking to the front, complemented by an 18' garage, while the location is hard to beat—Brambleside Primary School is within easy walking distance, and both the town centre and Kettering's mainline station are just a short drive away, making this a superb choice for commuters and families alike.

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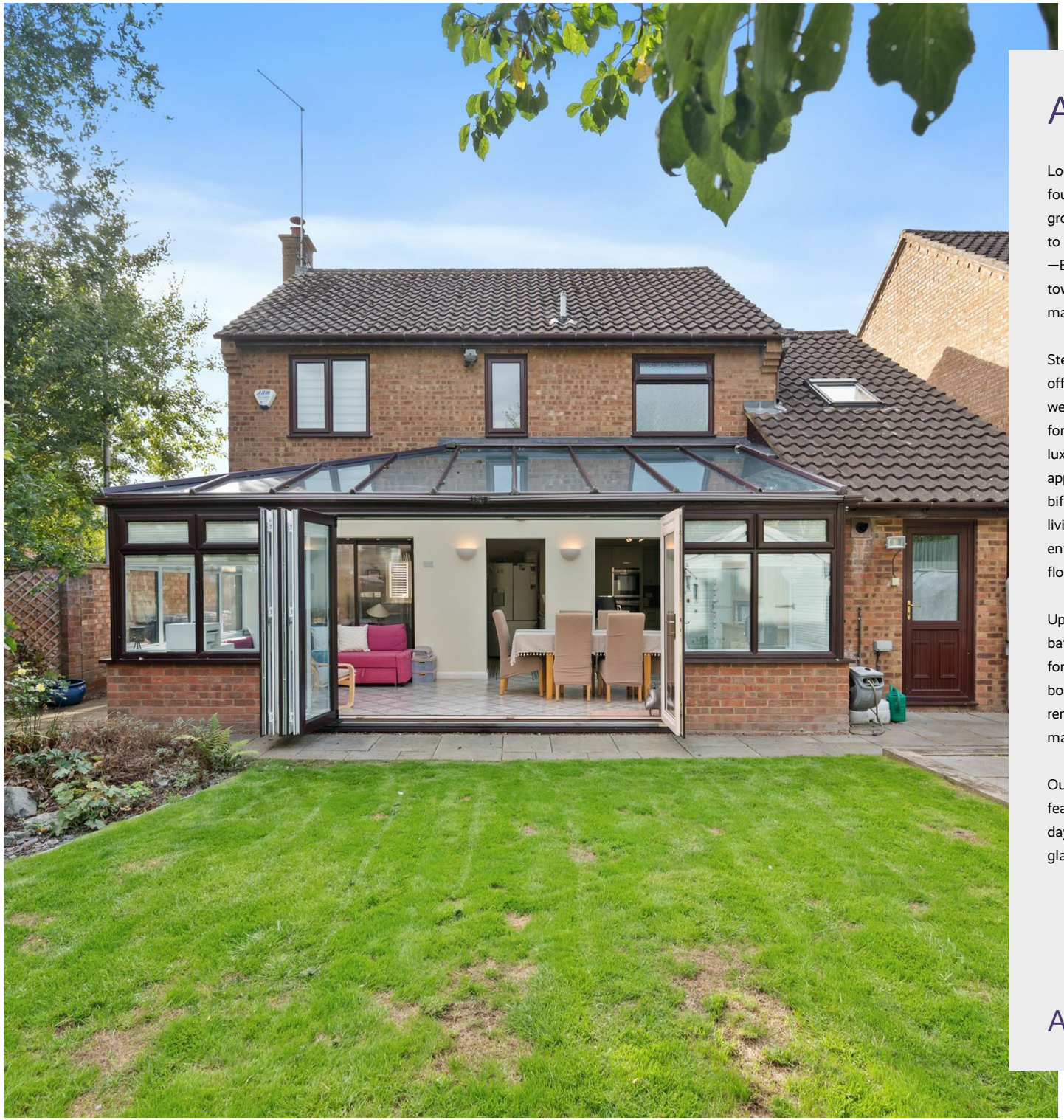

About the Property

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Step inside and you'll immediately appreciate the generous proportions on offer. The impressive 21' lounge sets the tone, providing a wonderfully welcoming space to relax, while a separate dining room is perfect for more formal occasions or family gatherings. The real showstopper, however, is the luxury fitted kitchen/breakfast room, complete with built in and integrated appliances, which flows seamlessly into a stunning 24' conservatory. Here, bifold doors open directly onto the rear garden, creating a fabulous open plan living area that blurs the line between indoors and out—ideal for summer entertaining. A handy utility room and a downstairs WC complete the ground floor, adding practicality to this thoughtfully designed layout.

Upstairs, the first floor continues to impress with four bedrooms, a family bathroom and a versatile study area (originally the bathroom), which is perfect for home working or homework. The 15' principal bedroom is a genuine retreat, boasting fitted wardrobes and a luxury fitted ensuite bathroom, while the remarkable 23' second bedroom offers space that many homes simply cannot match.

Outside, the rear garden has been designed with enjoyment in mind, featuring various seating areas that allow you to follow the sun throughout the day or find a quiet corner to unwind. Further benefits include UPVC double glazing and gas radiator heating.

Asking Price **£425,000**

HUMANS

This is a sizeable family home that truly needs to be seen to be fully appreciated - an internal viewing comes highly recommended.

Entrance Hall:

Lounge:

Dining Room:

Kitchen/Breakfast Room:

Utility Room:

Downstairs WC:

Conservatory:

First Floor Landing:

Bedroom 1:

En-Suite Bathroom:

Bedroom 2:

Bedroom 3:

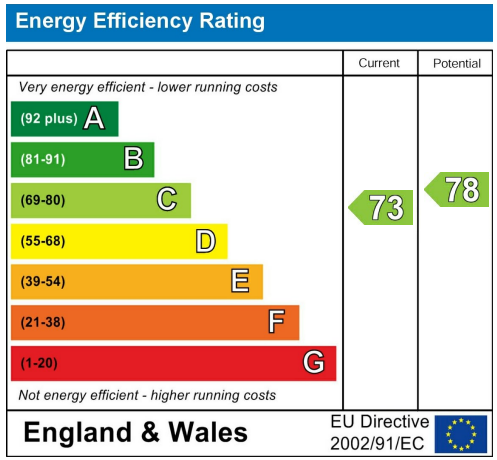
Bedroom 4:

Bathroom:

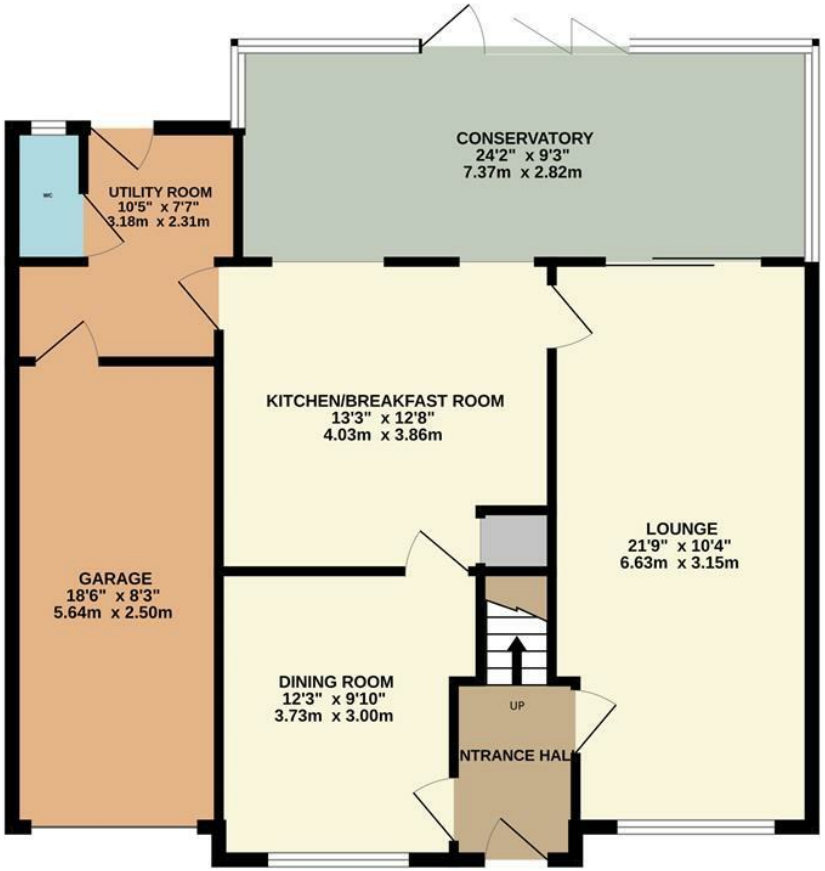
Garage:

Garden with Various seating Areas.

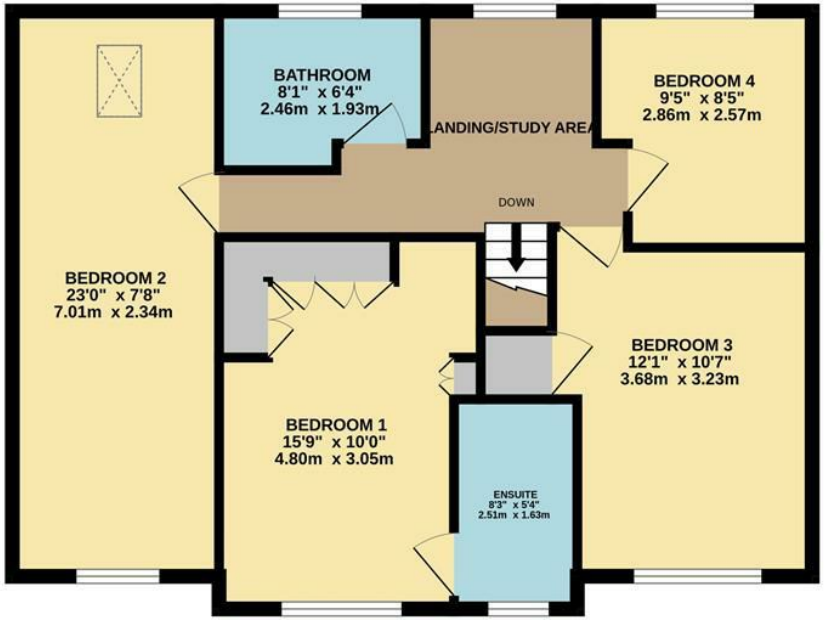
Maisy's Hollow


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
78
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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