



3 Braithwaite Close

Kettering, Northamptonshire NN15 7JS



Simpson & Partners



Nestled within Kettering's sought after leisure village, this superb three-bedroom semi-detached property offers exceptional living with practical convenience. Boasting double width off road parking and a single garage, this home provides space for vehicles while maintaining curb appeal.

The property benefits from its strategic location, with easy access to Kettering mainline station, Kettering General Hospital, the town centre, and the A14 for commuters. Families will appreciate that Hall Meadow Primary school lies within comfortable walking distance.

Upon entering, the welcoming entrance hall provides direct access to the integral garage for added convenience. One of the homes standout features is the luxury fitted kitchen complete with high quality built in appliances. The impressive 18' living/dining room creates a wonderful space for both entertaining and relaxing, with patio doors leading to a magnificent 16' conservatory. This bright extension features both a comfy air unit and ceiling fan for all year round comfort, while French doors open onto the private rear garden.

The first floor accommodates three well proportioned bedrooms, with bedroom one benefiting from built in wardrobes and a luxury fitted en-suite shower room. The family bathroom showcases a stylish white three piece suite.

An internal viewing is essential to truly appreciate all this exceptional property has to offer - arrange your viewing today to avoid disappointment.

Council Tax Band C - Energy Rating D

 3

 2

 2

Price £269,995



Bedroom One With Built In Wardrobes & A Luxury Fitted En-Suite Shower Room





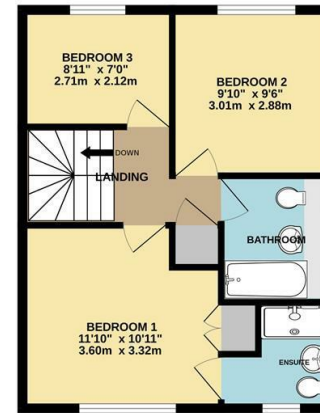
Landscaped Rear Garden With Decked Seating Area



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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