



31 Larkwood Close  
Kettering, NN16 9NQ



**Simpson & Partners**

## 31 Larkwood Close

Located on the north side of Kettering, this exceptional extended five bedroom detached property offers convenient off road parking for several vehicles. The home features PVC double glazing, gas radiator heating, and environmentally conscious solar panels.

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## About the Property

Located on the north side of Kettering, this exceptional extended five bedroom detached property offers convenient off road parking for several vehicles. The home features PVC double glazing, gas radiator heating, and environmentally conscious solar panels.

The thoughtfully designed accommodation begins with an entrance hall that leads to a 15' living room, perfect for relaxation and entertaining. The heart of the home is the impressive 25' kitchen/dining room, which comes complete with built-in appliances for modern convenience.

Additional ground floor living space includes a comfortable 14' sitting room, a practical utility room, a convenient downstairs WC, and a versatile garden room that could double as a study.

The first floor houses five bedrooms, with bedroom one featuring its own ensuite shower room for added privacy and convenience. 17' bedroom two. Four of the five bedrooms benefit from built-in wardrobes, providing excellent storage solutions, while the fifth bedroom currently serves as a study, offering flexibility for various uses. A family bathroom completes the upstairs accommodation.

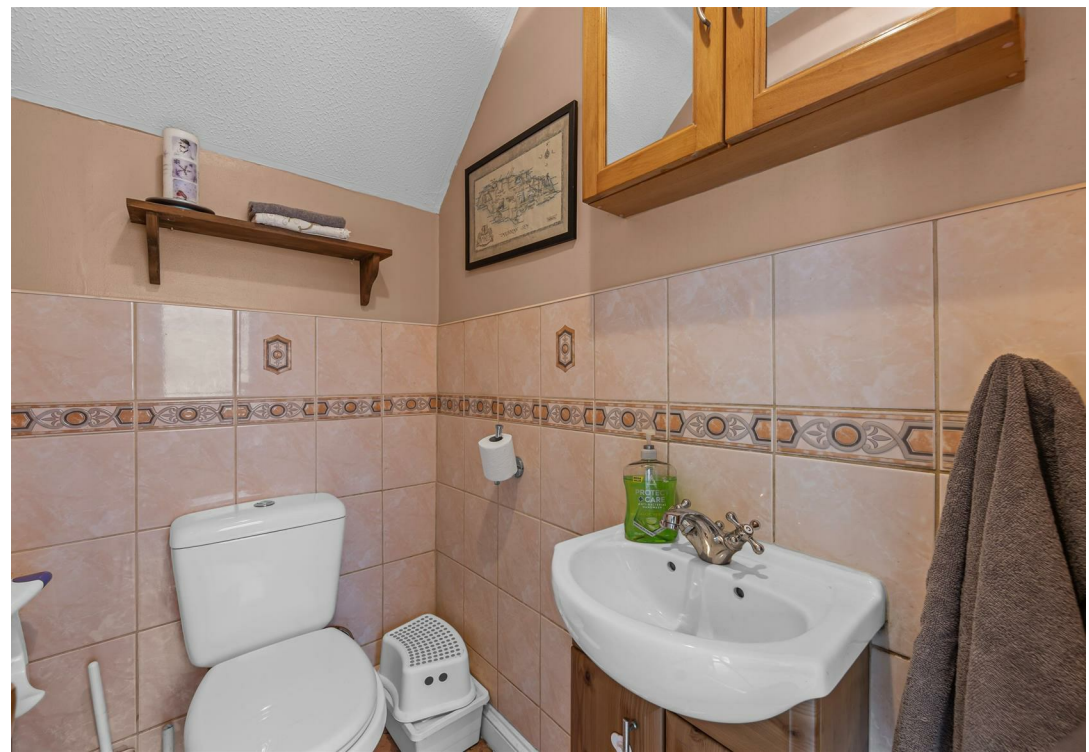
The property's outdoor space is truly remarkable, featuring a superbly landscaped rear garden with multiple seating areas perfect for outdoor dining and relaxation. The garden enjoys the added benefit of backing onto a wooded area, ensuring exceptional privacy and creating a tranquil, secluded atmosphere for the residents to enjoy. An internal viewing is simply a must.

**Offers In Excess Of £435,000**



Entrance Hall:  
Living Room:  
Kitchen/Dining Room  
Downstairs WC:  
Sitting Room:  
Family Room:  
Utility Room:  
First Floor Landing:  
Bedroom 1:  
En-Suite:  
Bedroom 2:  
Bedroom 3:  
Bedroom 4:  
Bedroom 5:  
Bathroom:  
Outside:  
Front:  
Rear Garden:







Superb Landscaped Rear Garden.







#### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 74                                                                                                          | 82        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

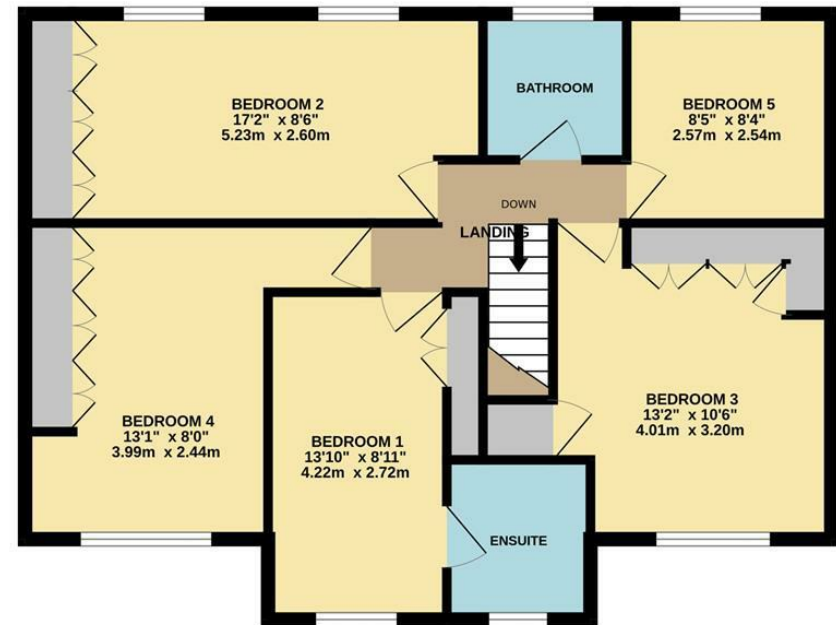


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GROUND FLOOR



1ST FLOOR



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