



3 Brambleside  
Kettering, NN14 4PY



Simpson & Partners

SOLD SUBJECT TO CONTRACT - PRIOR TO MARKETING

Occupying a delightful position within a highly sought-after cul-de-sac, this beautifully presented three-bedroom detached residence is offered to the market for sale. Ideally situated, the property benefits from close proximity to a wide range of local amenities, well-regarded schools, and attractive parks, all within comfortable walking distance.

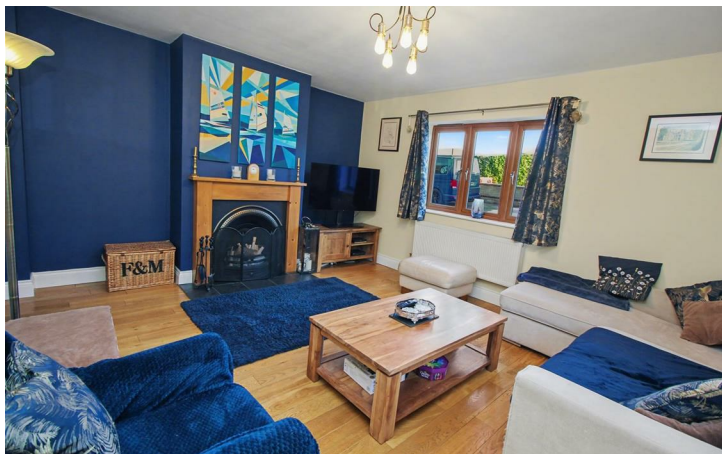
The well-planned accommodation begins with a welcoming entrance hall and continues through a cosy snug, a dedicated study, and a spacious living room, providing versatile living space for both family life and home working. The heart of the home is the fitted kitchen/dining room, which boasts a range of integrated appliances and offers an excellent space for both everyday dining and entertaining. Further ground-floor features include a practical utility room, a modern shower room, and a bright conservatory that overlooks the garden.

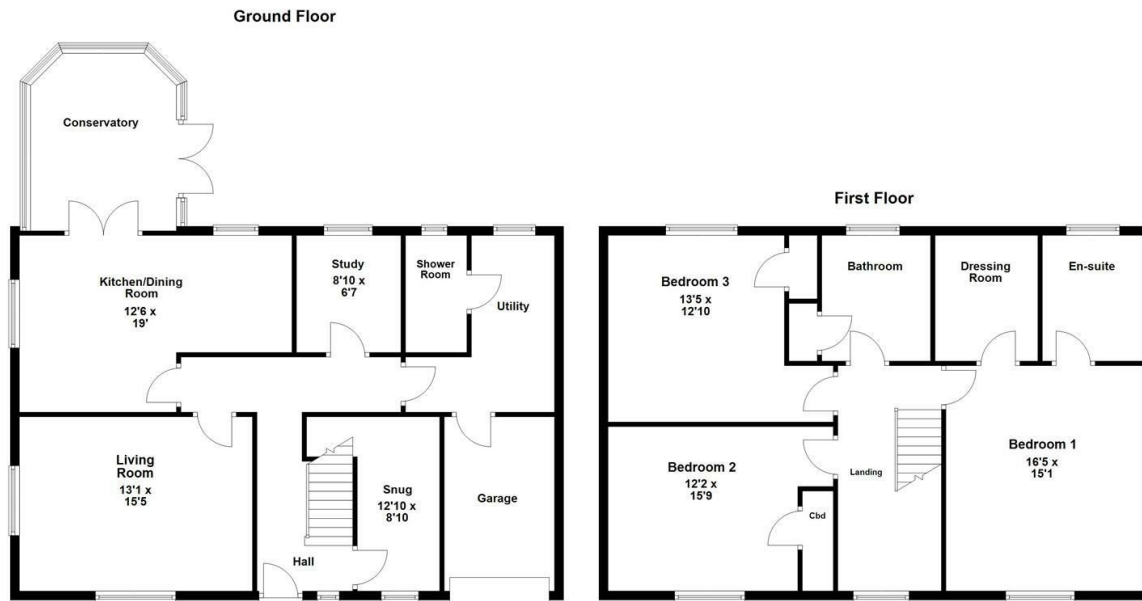
To the first floor, the property offers three generously sized double bedrooms. The impressive master suite benefits from a separate dressing room and a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys an established rear garden of a good size, predominantly laid to lawn, providing an ideal outdoor space for relaxation and recreation. To the front, a generous driveway offers ample off-road parking and leads to an integral garage.

Energy rating to be confirmed.

£500,000





| 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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