



21 Woodpecker Drive  
Kettering, NN14 6GQ



**Simpson Ellson**

A rare opportunity to acquire a beautifully presented, one-of-a-kind four-bedroom detached stone residence, perfectly designed for modern family living.

This light-filled and spacious home offers versatile accommodation throughout, centred around a stunning open-plan kitchen and dining area—the true heart of the home. Thoughtfully designed, this space features a breakfast bar, ample room for a family dining table, and a separate utility room for added practicality. Double patio doors open seamlessly onto a south-facing landscaped garden, creating an effortless indoor-outdoor lifestyle.

The garden has been carefully curated for both entertaining and low maintenance, complete with artificial lawn and composite decking, providing the ideal setting for hosting family and friends. Double doors from the side of the garage lead into a partially converted garage, currently utilised as a stylish bar/games room, while still retaining valuable storage space to the front.

Further enhancing the ground floor is a separate, cosy lounge, offering the perfect retreat for relaxation, along with a convenient downstairs W/C.

To the first floor, the property offers three generously sized double bedrooms, including a superb principal suite with en-suite facilities, alongside a contemporary family bathroom—all presented in immaculate condition.

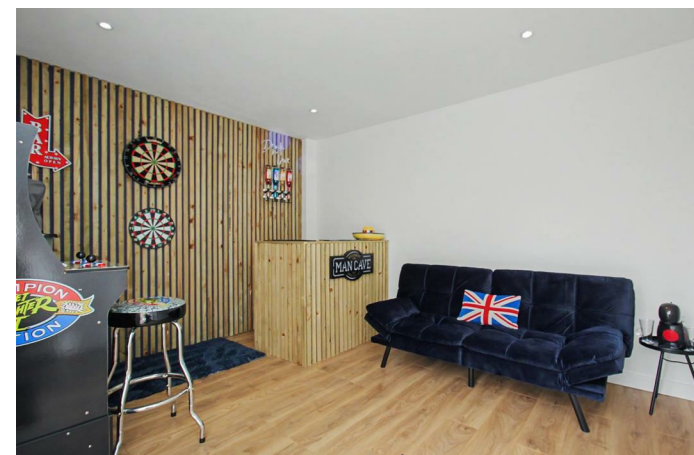
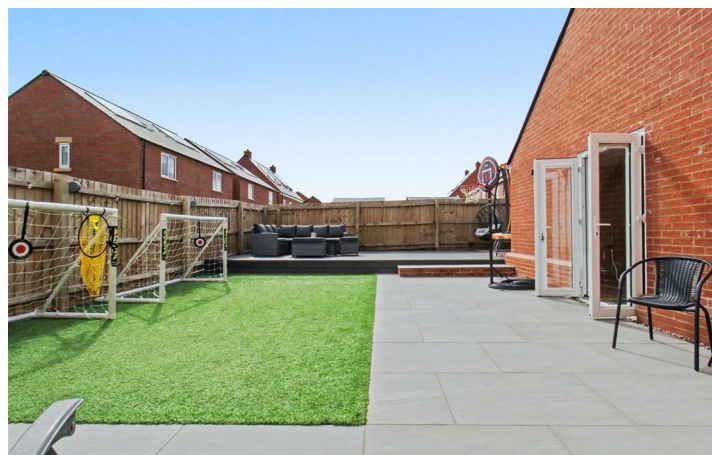
The second floor reveals an impressive additional bedroom suite, benefiting from excellent proportions, built-in storage, and its own private en-suite, ideal for guests or older children seeking their own space.

Externally, the home continues to impress with a spacious driveway, outside electrics, and a newly installed electric garage door, combining convenience with modern functionality.

This exceptional home must be viewed to truly appreciate the quality of finish, thoughtful design, and meticulous upkeep throughout.

£365,000

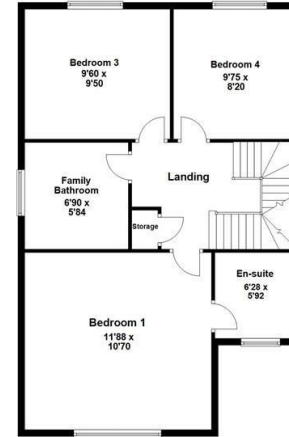
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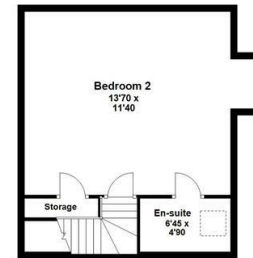
Ground Floor



First Floor

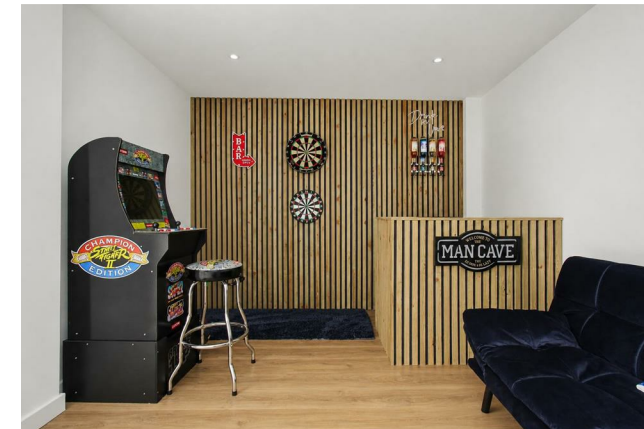


Second Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	84	
(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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