



73 Northampton Road  
Kettering, Northamptonshire NN15 7JZ



**Simpson & Partners**

# 73 Northampton Road

This beautifully presented and extended five bedroom detached property is perfectly positioned on the popular Northampton Road, just a short walk from the train station offering direct links to London in under an hour, making it ideal for commuters and families alike. Occupying a generous 0.19 acre plot.

 5  2  2



## About the Property

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Set back from the road with a driveway providing ample off-road parking and a garage, the home offers impressive living space across three floors and benefits from UPVC double glazing, gas radiator heating and solar panels.

Upon entering, you are greeted by a hallway that leads to two reception areas, including a bright bay fronted lounge with a feature fireplace and a bay fronted dining room, both with doors opening onto a luxury fitted kitchen/breakfast/family room which is perfect for entertaining, enjoying views of the garden through bi-folding doors. The kitchen is complemented by a separate utility area and a convenient downstairs shower room with WC.

The first floor boasts four double bedrooms, with bedroom one featuring a Juliet balcony with views across the garden, built-in storage and access to a luxury fitted en-suite shower room. A contemporary family bathroom with separate shower cubicle serves the remaining bedrooms on this level. The second floor reveals a further fifth bedroom, offering flexibility for use as a guest suite, home office, or teenager's retreat.

Outside, the rear garden is a true highlight of this home, being mature, private and thoughtfully landscaped with established trees and shrubs creating a serene, green haven. A generous patio area offers an ideal space for outdoor dining and entertaining during warmer months. This impressive home seamlessly blends space, character and convenience, all within close proximity to local amenities, well-regarded schools and the town centre. Whether you're upsizing or seeking a property with commuter convenience, this extended family home delivers exceptional flexibility and comfort.

**Price £650,000**



Entrance Hall:  
Kitchen/Breakfast/Family Room:  
Utility Room:  
Downstairs Shower Room:  
Lounge:  
Dining Room:  
First Floor Landing:  
Bedroom 1:  
En-Suite Shower Room:  
Bedroom 2:  
Bedroom 3:  
Bedroom 4:  
Bathroom:  
Second Floor:  
Bedroom 5:  
Outside:  
Front:








Stunning Family Home With Large Southerly Facing Rear Garden.





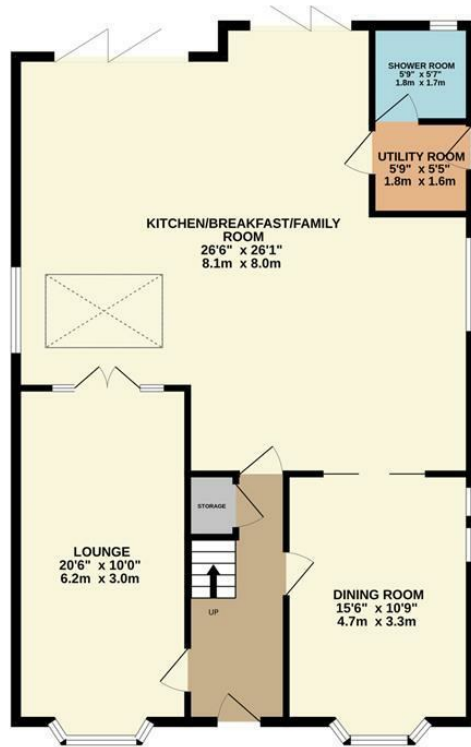


### Energy Efficiency Rating

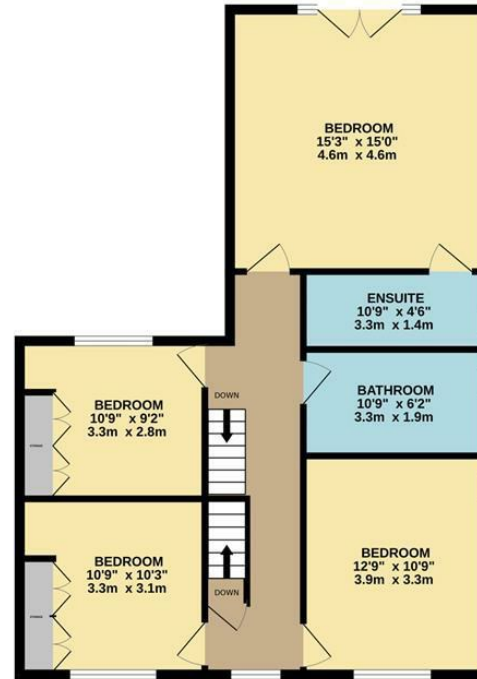
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



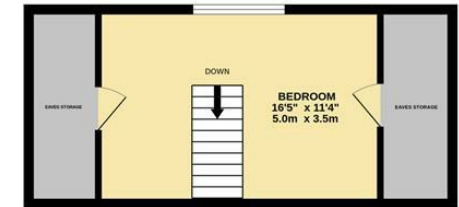
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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