



46 Waverley Road
Kettering, NN15 6NT



Simpson & Partners

This extended semi-detached property offers two/three bedrooms and is conveniently located within a short distance of Kettering town centre and Kettering mainline railway station, with the added benefit of off road parking to the front. The property features Upvc double glazing and gas radiator heating for comfort and efficiency.

The versatile accommodation begins with an entrance hall leading to a bay fronted lounge that flows open plan into the dining room, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen provides contemporary convenience, whilst a downstairs WC adds practicality to the ground floor layout. Additionally, there is a flexible sitting room that could alternatively serve as bedroom three, offering adaptability to suit different lifestyle needs.

On the first floor, you'll find two well-proportioned bedrooms alongside a superb four piece bathroom suite that includes a separate shower cubicle, providing both style and functionality. The exterior of the property is equally impressive, with off road parking at the front ensuring ease and convenience. To the rear, a large landscaped garden awaits, complete with an attractive pergola and timber decked seating area, perfect for outdoor dining and relaxation during warmer months with the addition of an ornamental fishpond.

This superb property truly offers something special, and an internal viewing is essential to fully appreciate all that it has to offer.

Guide Price £240,000



3



1



2





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, beams 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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