



6 West Street  
Kettering, NN14 4HZ



**Simpson & Partners**



Occupying a delightful corner plot position within the highly sought-after village of Woodford, this spacious three-bedroom family home presents an exciting opportunity for buyers looking to create their ideal home, offered to the market with the added advantage of no onward chain.

Woodford is a charming and picturesque village, well regarded for its welcoming community atmosphere and excellent local amenities, including a village school, convenience shop, and a hugely popular traditional public house.

The accommodation is generously proportioned throughout and briefly comprises an inviting entrance hall, a bright and comfortable living room, and a fitted kitchen/dining room providing an excellent space for both everyday family life and entertaining.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a generous single bedroom which also enjoys built-in storage. Completing the upstairs accommodation is a family bathroom with a separate W/C.

Externally, the property continues to impress with a substantial and mature rear garden, beautifully established and offering a wonderful degree of privacy. Predominantly laid to lawn, the garden also features a patio seating area ideal for outdoor dining and entertaining during the warmer months.

To the front of the property is a detached garage together with off-road parking.

Offering enormous potential in a desirable village setting, this fantastic family home must be viewed to be fully appreciated. Early viewings are highly recommended.

£250,000



3



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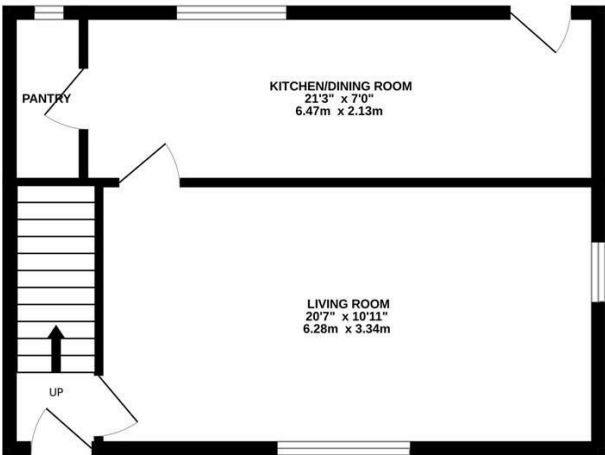


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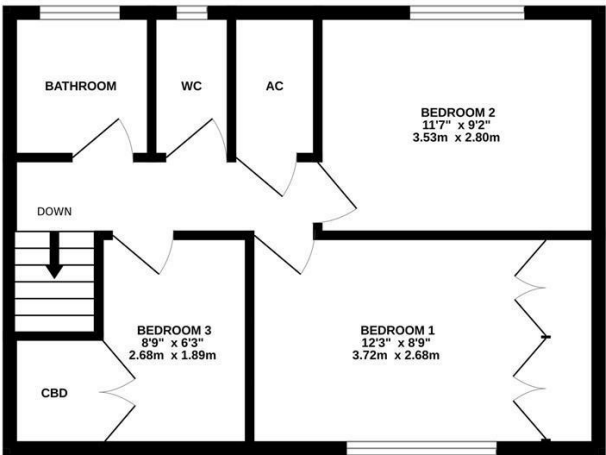


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GROUND FLOOR



1ST FLOOR



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| 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>                            |                            |           |
| (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<br>2002/91/EC |           |





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