



81 Greening Road

Kettering, NN14 6JB



Simpson Ellson

Immaculately Presented Two-Bedroom Semi | Stylish Upgrades Throughout | Versatile Ground Floor Room | Off-Road Parking for Two

Beautifully presented two-bedroom semi-detached home offering versatile living space, a stylish interior, and off-road parking for two vehicles. The property has been thoughtfully upgraded throughout by the current owners, creating a modern and practical home ready to move into.

The ground floor welcomes you with a bright and airy entrance hallway featuring useful built-in under-stair storage. The lounge provides a cosy yet contemporary living space with a feature media wall and integrated fireplace, while shutter blinds fitted throughout add both style and practicality.

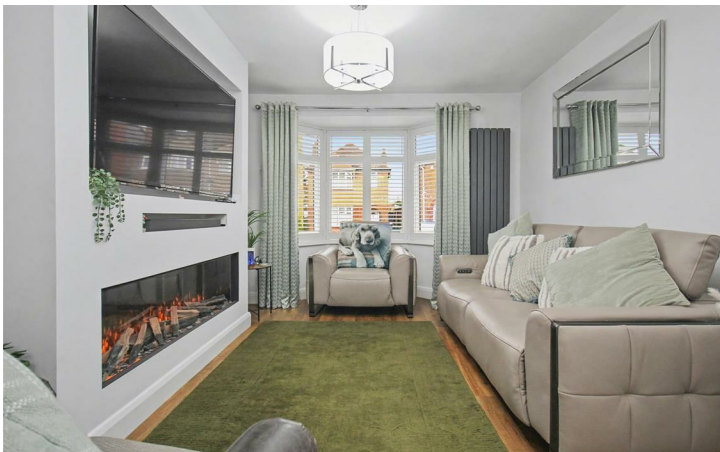
The dining room offers an excellent space for entertaining, complemented by modern acoustic panel wall detailing, and leads through to the refitted kitchen with attractive two-tone cabinetry, integrated fridge/freezer, and double patio doors opening onto the rear garden.

Further ground floor accommodation includes a utility area with plumbing for a washing machine and tumble dryer, a convenient W/C, and a versatile additional room that could serve as a third bedroom, home office, study, or snug.

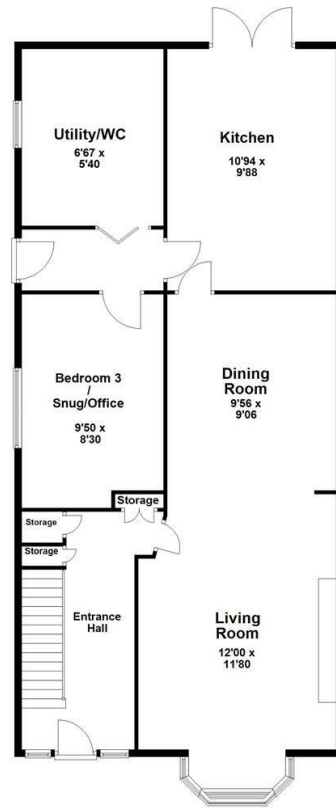
Upstairs, the property offers two generous double bedrooms and a family bathroom fitted with both a separate shower and bath.

Externally, the property benefits from two off-road parking spaces to the front and a well-proportioned rear garden, ideal for relaxing or entertaining.

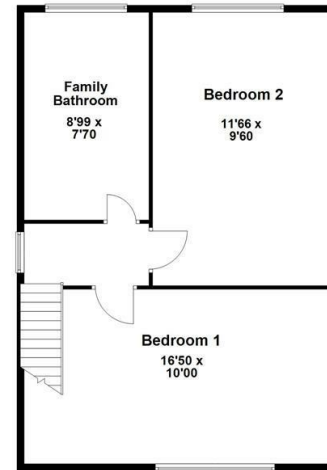
£260,000



Ground Floor
Approx. 1504.2 sq. feet



First Floor
Approx. 1191.0 sq. feet



Total area: approx. 3095.2 sq. feet



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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