



9 Salisbury Street
Kettering, NN16 9LN



Simpson & Partners

Situated at the North end of Kettering, this larger than average three/four bedroom property is offered for sale with No Onward Chain, presenting an excellent opportunity for buyers seeking a family home in a convenient location. Ideally positioned within walking distance of Kettering's popular Pleasure Park and Kettering Park Junior Academy, with the town centre a short drive away, the property is perfectly suited to families looking for easy access to local amenities and green spaces.

The home benefits from UPVC double glazing, helping to ensure both energy efficiency and a comfortable living environment all year round. Internally, the well-proportioned accommodation comprises an entrance hall that leads through to a dining room, which flows open plan into the bay fronted sitting room. The sitting room is enhanced by an attractive feature fireplace, creating a warm and inviting focal point ideal for relaxing or entertaining. The ground floor is further complemented by a kitchen and a convenient downstairs bathroom.

Rising to the first floor, the landing provides access to four bedrooms, offering flexible living arrangements to suit a variety of needs, with bedroom three accessed via bedroom four — making this space particularly versatile for use as a guest room, nursery, home office, or hobby space.

Externally, the property enjoys a neat front garden that adds to its kerb appeal, while to the rear there is a low maintenance garden, perfect for those seeking outdoor space without the upkeep of a larger plot. Altogether, this is a fantastic family home that combines space, location, and practicality, and viewing is highly recommended to fully appreciate everything it has to offer.



Offers In Excess Of £185,000



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given. Made with Metreage (2020)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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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