



3 The Moorings

Kettering, NN14 4HN



Simpson & Partners

Welcome to Balance House—an exceptional four-bedroom detached residence, enjoying a prime position with picturesque views across the surrounding countryside.

This outstanding home has been thoughtfully refurbished to an impeccable standard throughout, offering a superb blend of contemporary design and comfortable family living. Upon entering, you are greeted by a spacious and light-filled entrance hall, complete with a convenient cloakroom/WC. A versatile snug or home office provides the ideal space for remote working or relaxation.

The heart of the home is the stunning open-plan kitchen, dining, and family room—an impressive space designed for both everyday living and entertaining. Featuring a high-specification kitchen and multiple bi-fold doors opening onto the rear garden, it offers seamless indoor-outdoor living. A separate utility room adds further practicality.

To the first floor are four well-proportioned bedrooms. The principal suite benefits from access to a generous balcony with far-reaching countryside views, along with a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Uniquely, this home is one of just 12 properties along the road to benefit from its own private mooring. Furthermore, only a select few homes—including Balance House—enjoy the rare advantage of gated access directly from the garden, offering exceptional convenience for waterside living.

The rear garden is large, established, and enclosed, featuring an elevated patio area ideal for outdoor dining and a generous lawn leading to the gated access. To the front, a substantial driveway provides ample parking and leads to an integral double garage with internal access.

Early viewing is highly recommended. Energy rating to be confirmed.

£925,000



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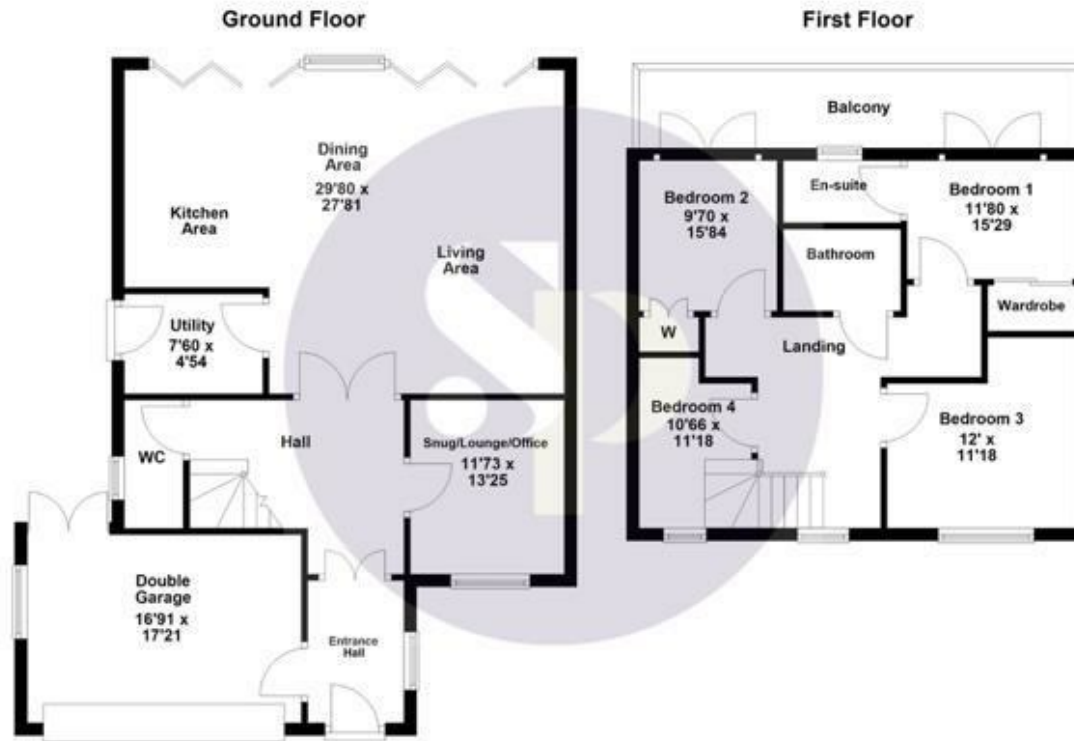



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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



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