



70. Pipers Hill Road  
Kettering, NN15 7NH



**Simpson & Partners**



**\*\*\*PROCEEDABLE VIEWINGS ONLY\*\*\***

Nestled in the sought-after area of Pipers Hill, Kettering, this exquisite four double bedroom detached house presents an exceptional opportunity for those in search of a family home. The property has been thoughtfully extended, creating a spacious open-plan kitchen, breakfast, and family room that is perfect for both entertaining guests and enjoying quality time with loved ones. The modern fitted kitchen is equipped with built-in appliances and a central island, making it a delightful space for culinary enthusiasts.

Large double doors lead to a stunning south facing rear garden, seamlessly merging indoor and outdoor living. The abundance of natural light, courtesy of six skylights, enhances the inviting atmosphere of this home. The master bedroom serves as a private retreat, complete with an en-suite bathroom and a dressing room, ensuring both comfort and ample storage. The elegantly designed family bathroom features a free-standing bath and a separate WC, providing convenience for all residents.

Practicality is key, with off-road parking available along with a garage, making it ideal for families or those with multiple cars. The front of the property is welcoming, while steps lead down to the enchanting rear garden, which boasts mature trees and shrubs. The garden is laid to lawn and includes a patio area, perfect for enjoying sunny days or hosting summer barbecues.

With its prime location and thoughtful design, this extended detached property on Pipers Hill Road is a remarkable find for anyone seeking a family home in Kettering. Seize the opportunity to make this delightful residence your own and enjoy the perfect blend of modern living and outdoor charm.



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Offers In Excess Of £500,000



Stunning Family Home....

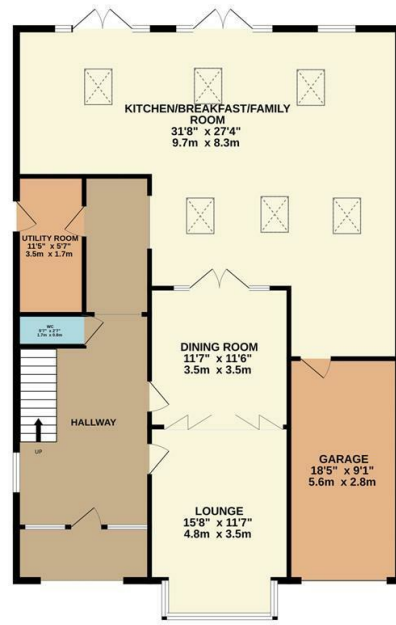




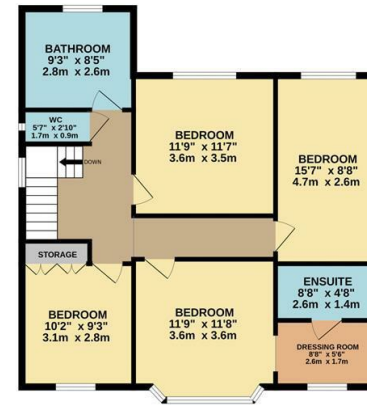
Beautifully Presented Throughout....



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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