



8 Malvern Close  
Kettering, Northants NN16 9JP



**Simpson & Partners**

Located on the outskirts of historic Kettering, this four bedroom detached property offers a wonderful blend of space, comfort, and convenience. With off-road parking and a single garage, the home is ideally situated for those seeking easy access to local amenities, including Kettering General Hospital, Kettering Mainline Railway Station, and the town centre, all just a short drive away. Families will particularly appreciate the proximity to Brambleside Primary School, which is within walking distance.

The property benefits from UPVC double glazing and gas radiator heating, ensuring warmth and energy efficiency all year round. Upon entering the entrance porch that leads into the entrance hall. The ground floor features a convenient downstairs WC with an adjoining utility cupboard, perfect for keeping everyday essentials tucked away. The kitchen comes complete with built-in appliances and flows seamlessly into an open plan dining room, creating an inviting space for family meals and entertaining. From here, you can step into the 14' conservatory, which boasts elegant French doors opening out onto the garden, ideal for enjoying the outdoors during the warmer months. A separate 16' lounge provides a cosy retreat, complete with an attractive hole-in-the-wall gas fire that serves as a striking focal point. Upstairs, the first floor is home to four bedrooms. The principal bedroom is fitted with built-in wardrobes and benefits from its own en-suite three-piece shower room, offering a private sanctuary for relaxation. Bedroom four is currently configured as a dressing room, showcasing the flexible nature of the layout. A stylish four-piece bathroom suite serves the remaining bedrooms with ease.

Outside, the property is complemented by a welcoming front garden and a beautifully landscaped rear garden, providing lovely outdoor spaces to enjoy throughout the seasons. An internal viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Offers In Excess Of £365,000



4



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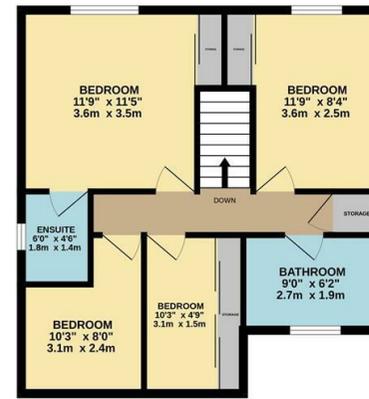
3



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
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 2002/91/EC	



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01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN