



11 Severn Way
Kettering, NN16 9HN



Simpson & Partners

Welcome to this delightful three bedroom mid terrace property, offering the rare and highly sought-after combination of off road parking to the rear and a single garage. Perfectly positioned within a convenient distance of Kettering town centre, Kettering General Hospital and the mainline railway station, this home is ideally suited to first-time buyers, growing families, commuters and investors alike.

From the moment you step inside, the quality of this home shines through. The property benefits from UPVC double glazing and gas radiator heating, ensuring warmth, comfort and energy efficiency all year round. The welcoming entrance hall sets the tone beautifully, featuring stylish Oak glazed panelled doors that lead through to both the kitchen and the lounge/dining room, adding a touch of character and elegance to the ground floor.

The kitchen is well appointed and comes complete with a 'Belling' built-in oven and hob, making it a wonderful space for preparing everything from quick weekday meals to leisurely weekend feasts. The real showstopper, however, is the impressive 24' lounge/dining room. This generous, light-filled space offers fantastic flexibility for relaxing and entertaining, with French doors opening directly onto the rear garden and creating a seamless flow between indoor and outdoor living during the warmer months.

Upstairs, the first floor accommodation continues to impress with three well-proportioned bedrooms, offering plenty of room for family life, guests or a dedicated home office. Completing the first floor is a modern fitted shower room, finished to a contemporary standard.

Outside, the property is equally appealing. To the front is an established garden that provides an attractive and welcoming approach to the home. To the rear, you will find a landscaped, low maintenance garden that has been thoughtfully designed to maximise enjoyment while minimising upkeep, making it perfect for busy households.

Price £199,995



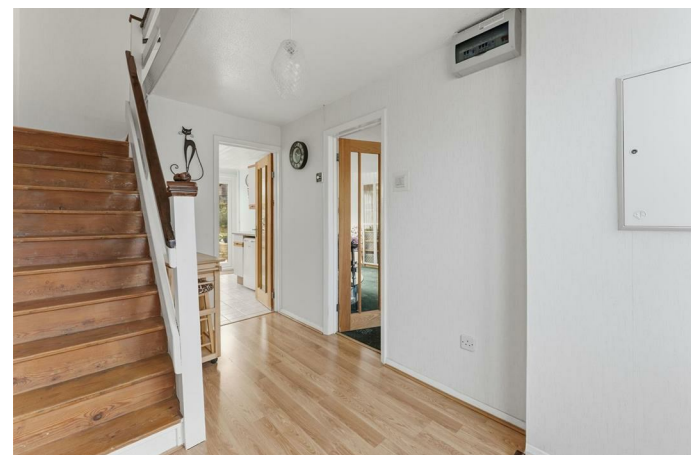
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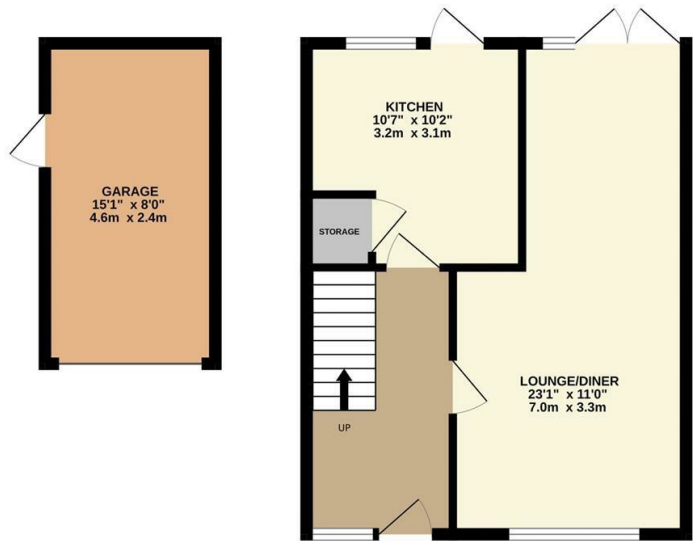


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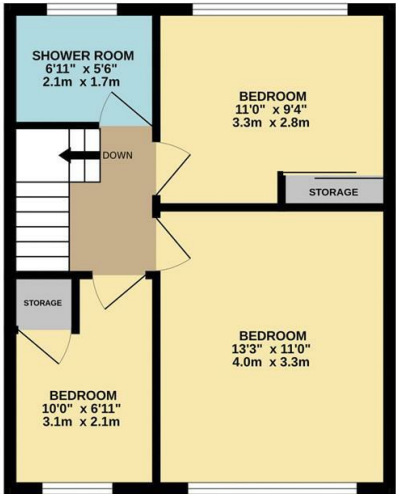


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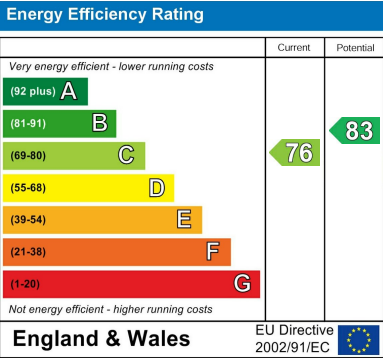
GROUND FLOOR



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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