



66 Almond Road  
Kettering, NN16 9PF



**Simpson & Partners**

Conveniently located for Kettering town centre and other local amenities, this charming two double bedroom property offers an impressive blend of comfort and practicality. The home boasts a gated driveway with further gates leading to the rear garden, along with an oversized garage providing storage and parking solutions.

The property benefits of UPVC double glazing and gas radiator heating, ensuring a warm and energy-efficient living environment all year round. The well-planned accommodation comprises a entrance hall that leads into a cosy lounge, complete with a characterful log burner that creates the perfect ambience during cooler evenings. The heart of the home is undoubtedly the 17' kitchen/dining room, featuring sliding patio doors that open onto the rear garden, making it ideal for entertaining or enjoying family meals with a view.

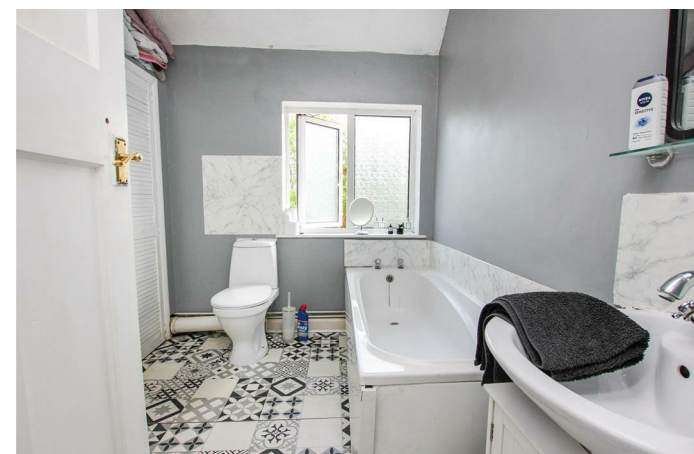
Upstairs on the first floor, the property continues to impress with two generously sized double bedrooms, offering plenty of space for relaxation and rest. Completing the upper level is the four-piece bathroom suite, which includes a separate shower cubicle for added convenience and luxury.

This home truly has so much to offer, and an internal viewing is highly recommended to fully appreciate everything it has to provide and to avoid any disappointment.

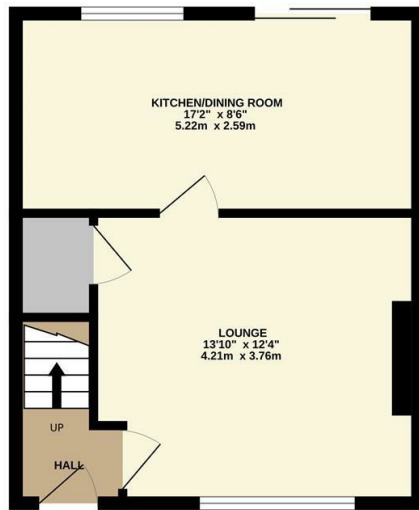


£189,995

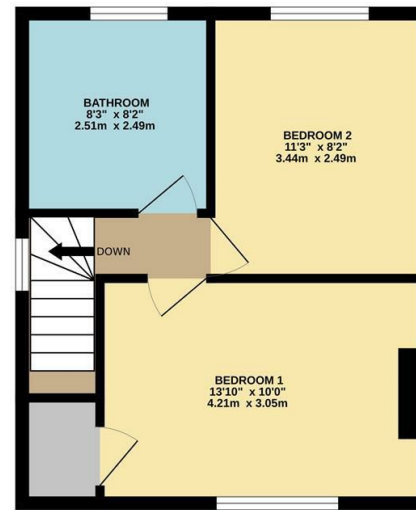
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GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

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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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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