



London Road  
Kettering, NN15 6DX



**Simpson & Partners**

# London Road

This superbly presented three bedroom end of terrace property is ideally situated within walking distance of Kettering's famous Wicksteed Park and just a short drive to Kettering town centre and the mainline railway station. The property benefits from upvc double glazing and gas radiator heating, ensuring comfort and efficiency.

 3  1  2



## About the Property

This superbly presented three bedroom end of terrace property is ideally situated within walking distance of Kettering's famous Wicksteed Park and just a short drive to Kettering town centre and the mainline railway station. The property benefits from upvc double glazing and gas radiator heating, ensuring comfort and efficiency.

Upon entering, you are greeted by an entrance hall featuring wood effect flooring that flows seamlessly into the bay fronted living room, also enhanced with wood effect flooring. The accommodation continues with a separate dining room that boasts French doors opening onto the Westerly facing rear garden, creating a wonderful connection between indoor and outdoor living spaces. The impressive 16' luxury fitted kitchen/breakfast room comes complete with built in appliances, while the practical utility room provides additional space and convenience, complemented by a luxury fitted downstairs WC.

Ascending to the first floor, you will discover three bedrooms, with the bay fronted bedroom one featuring the added benefit of mirrored wardrobes for ample storage. Bedroom Two is a double bedroom with a built in storage cupboard/wardrobe, while the third is a good single bedroom that could also be used as a home office. The first floor is completed by a luxury fitted bathroom suite, adding to the property's appeal and functionality.

Outside, the superb Westerly facing rear garden is a true highlight, offering a decked seating area perfect for entertaining or relaxation, while the remaining garden is laid to lawn and includes a brick store at the foot of the garden for additional storage.

An internal viewing is a must to fully appreciate this beautifully presented property.

**Price £229,995**



Entrance Hall:

Living Room:

Dining Room:

Kitchen/Breakfast Room:

Utility Room:

Downstairs WC:

First Floor Landing:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Bathroom:

Shower Room:

Outside:

Front Forecourt:

Rear Garden:








Westerly Facing Rear Garden.







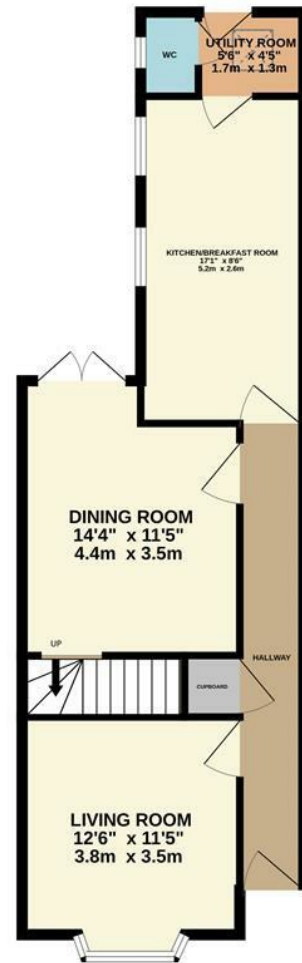
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>54</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	



Simpson & Partners

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.  
 Made with Metropix ©2025

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01536 518200

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

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

1 Silver Street, Kettering, Northants, NN16 0BN