



71 Reservoir Road
Kettering, NN16 9QT



Simpson & Partners

This delightful four-bedroom semi-detached property on Reservoir Road offers a perfect blend of character and modern living. Built in the early 1900s, the home boasts an array of traditional features, including three reception rooms, each adorned with elegant feature fireplaces that create a warm and inviting atmosphere.

As you enter, you are greeted by a spacious hallway that leads to the heart of the home. The well-appointed kitchen provides ample space for culinary endeavours, while the generous reception rooms all with feature fireplaces offer versatility for both entertaining guests and enjoying quiet family time. The property features four bedrooms, each with its own unique charm, and a well-equipped bathroom to cater to your family's needs.

Outside, the property is complemented by a driveway that provides off-road parking, leading to a detached garage for additional storage or vehicle accommodation. The rear garden is a true highlight, featuring a mature landscape that offers a peaceful retreat. A lovely patio area invites you to enjoy al fresco dining or simply relax in the sun, while a brick-built outbuilding adds further potential for use as a workshop or additional storage.

This property presents an excellent opportunity for families seeking a home with character in a desirable location. With its blend of period features and modern conveniences, it is sure to appeal to those looking for a comfortable and inviting space to call home.

£425,000



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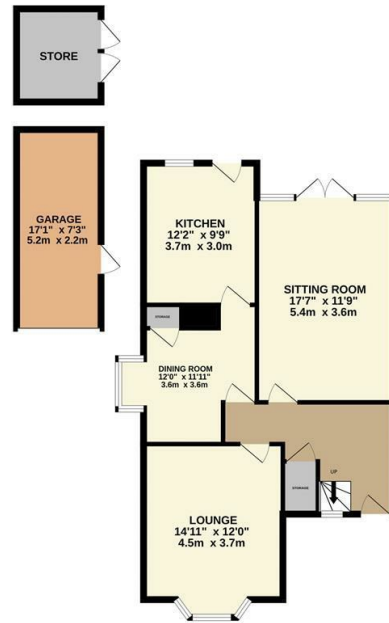
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GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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