



2 Catesby Street
Kettering, NN16 8XN



Simpson & Partners

Ideally positioned within easy walking distance of the town centre, is this superbly presented three bedroom home offering the perfect blend of convenience and comfort. Commuters and families alike will appreciate that Kettering mainline railway station and Kettering General Hospital are both just a short distance away, making daily life wonderfully straightforward.

The property has been thoughtfully updated to deliver both efficiency and peace of mind, benefiting from UPVC double glazing & gas radiator heating.

Step inside and you are greeted by the entrance hall that leads into a beautifully appointed lounge, where a feature fireplace creates an inviting focal point for cosy evenings in. The heart of the home is undoubtedly the generous kitchen/dining room, a fantastic sociable space that flows effortlessly into the conservatory, ideal for relaxing with a morning coffee or entertaining friends year-round. A practical rear porch completes the ground floor accommodation.

Upstairs, the first floor offers three well-proportioned bedrooms, providing flexible space for family living, guests or a home office, along with a stylish modern bathroom suite finished to a high standard.

Outside, the property continues to impress. To the front is an attractive low maintenance garden, while to the side you will find the rare advantage of double width off road parking plus a carport, ensuring ample space for vehicles. The rear garden has been lovingly landscaped and features various seating areas, perfect for soaking up the sun or dining al fresco, together with a handy timber shed for storage.

Homes of this calibre in such a sought-after location are rarely available, and an internal viewing is highly recommended to fully appreciate everything this delightful property has to offer and to avoid any disappointment.

Price £245,000



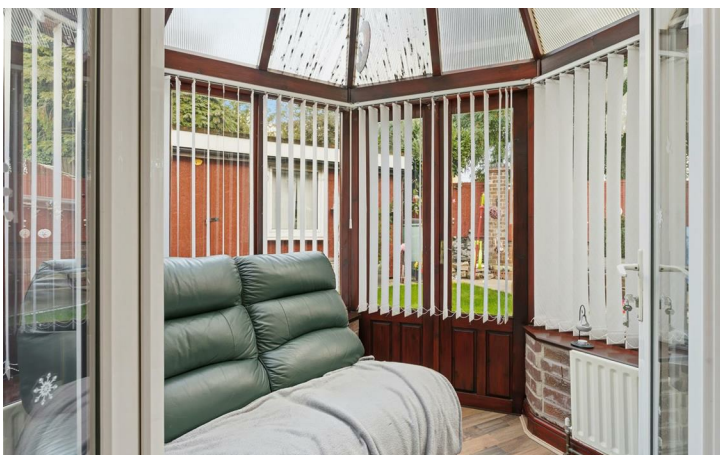
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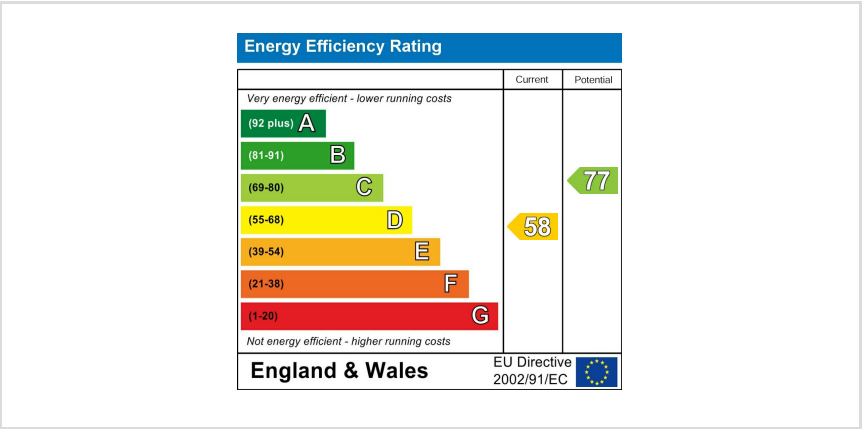
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