



12 Edward Close
Kettering, NN15 6HA



Simpson & Partners

This charming 1940s three bedroom bay fronted semi detached property offers a superb rear garden. Also an ideal location that is within walking distance of Kettering's famous Wicksteed Park, while also providing convenient access to the town centre and A14 link road within a short drive.

The well-appointed accommodation features an entrance hall, downstairs WC and an attractive bay fronted lounge that opens seamlessly to the dining room, creating a spacious living area perfect for both relaxation and entertaining. The modern fitted kitchen comes complete with built-in appliances and provides direct access to the rear garden.

The first floor houses three bedrooms alongside a contemporary white three-piece shower suite, ensuring practical family living. Outside, the property benefits from both front and rear gardens, with the large rear garden being particularly noteworthy for its paved seating area, useful garden shed, and greenhouse for those with green fingers.

This delightful home combines period charm with modern conveniences in a highly desirable location, making an internal viewing essential to fully appreciate all it has to offer and avoid any disappointment.

Price £234,995



3



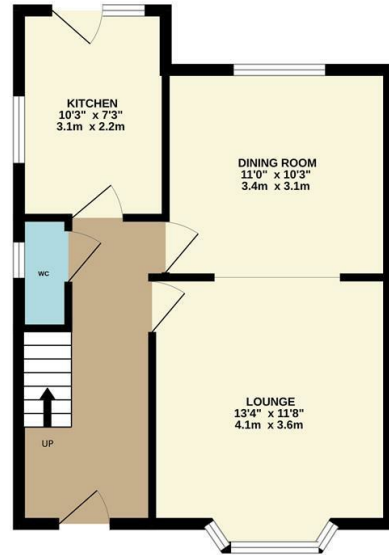
1



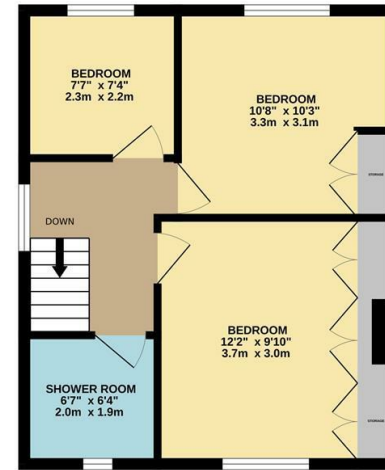
2



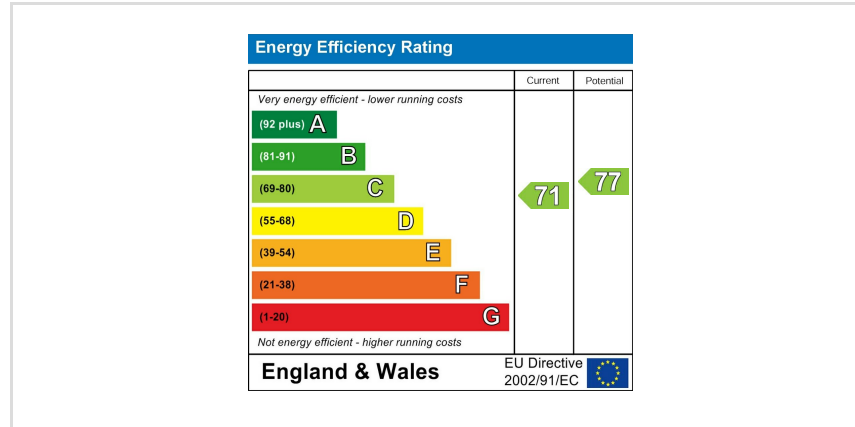
GROUND FLOOR



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 62025



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

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

1 Silver Street, Kettering, Northants, NN16 0BN