



106 Rockingham Road

Kettering, NN16 9AF



**Simpson & Partners**

Nestled on the desirable Rockingham Road in Kettering, this impressive six-bedroom detached house offers a perfect blend of space, comfort, and modern living. Built in 1950, the property spans an expansive 2,400 square feet, providing ample room for families of all sizes.

Upon entering, you are welcomed by a charming porch that leads into a spacious hallway with downstairs cloakroom. The ground floor features a generous lounge and dining room ideal for both relaxation and entertaining, two bedrooms, a study and family room/bedroom. The beautifully modern kitchen is equipped with built-in appliances, making it a delightful space for culinary enthusiasts leading to a utility room. Additionally, a convenient wet room is located on the ground floor, enhancing the practicality of the home.

The first floor boasts three well-proportioned bedrooms, including a master suite with an en suite bathroom for added privacy. A family bathroom serves the remaining bedrooms, ensuring comfort for all and the landing area leads to a lovely balcony with double doors overlooking outdoor space.

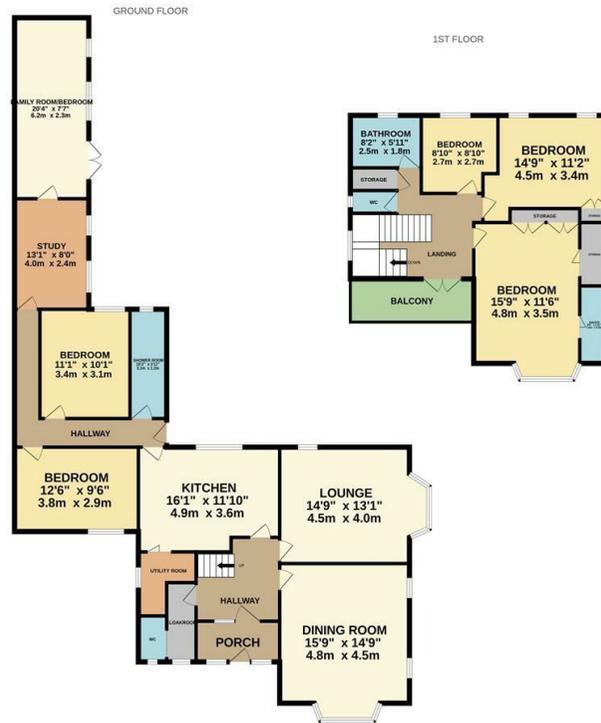
Outside, the property offers off-road parking for multiple vehicles, a significant advantage in this sought-after area. The private rear garden features a decked seating area, perfect for summer gatherings, as well as a workshop for those who enjoy DIY projects or require extra storage.

This home not only provides generous living space but also presents potential for annex accommodation, making it an excellent choice for extended families or those seeking additional rental opportunities. With its prime location and versatile layout, this property is a rare find in Kettering and is sure to attract considerable interest.

£495,000

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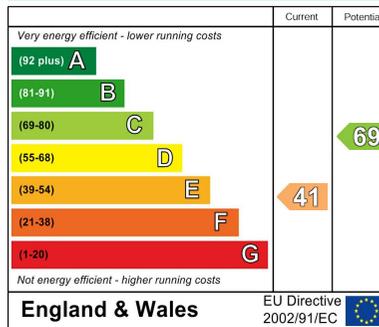




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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