



23 Barnards Way
Kettering, NN14 3JE



Simpson & Partners

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About the Property

SOLD BEFORE MARKETING!! SOLD BEFORE MARKETING!! MORE HOUSES LIKE THIS NEEDED!!

Offered to the market with no onward chain and presenting an excellent opportunity to modernise and add value, this three-bedroom end-terrace home is situated in the highly desirable village of Brigstock. With spacious accommodation, generous gardens, and off-road parking, the property is ideal for first-time buyers, families, or investors looking to create a home to their own taste.

The accommodation begins with an entrance hall leading through to a bright and spacious lounge/diner, where French doors open onto the rear garden, creating a wonderful space for both relaxing and entertaining. The kitchen/breakfast room offers ample storage and workspace with plenty of potential for improvement and personalisation.

To the first floor are three well-proportioned bedrooms, along with a family bathroom fitted with a shower over the bath and a separate WC.

Outside, the impressive rear garden is a real feature of the property, offering a variety of seating and entertaining areas including patio, decking, gravel and lawn. There is also a greenhouse, garden shed, mature shrubs and planted borders, all enclosed by timber fencing with gated side access.

To the front, the property benefits from a single garage and driveway providing off-road parking for two vehicles. A generous lawned frontage is complemented by mature plants and shrub borders, enclosed by a low timber fence, adding to the home's kerb appeal.

With its sought-after village location, spacious plot and fantastic scope for enhancement, this property is not to be missed. ****Call now to arrange your viewing.**

£230,000



Entrance Hall

Lounge/Diner

Kitchen/Breakfast Room

Landing

Bedroom One

Bedroom Two

Bedroom Three

Separate WC

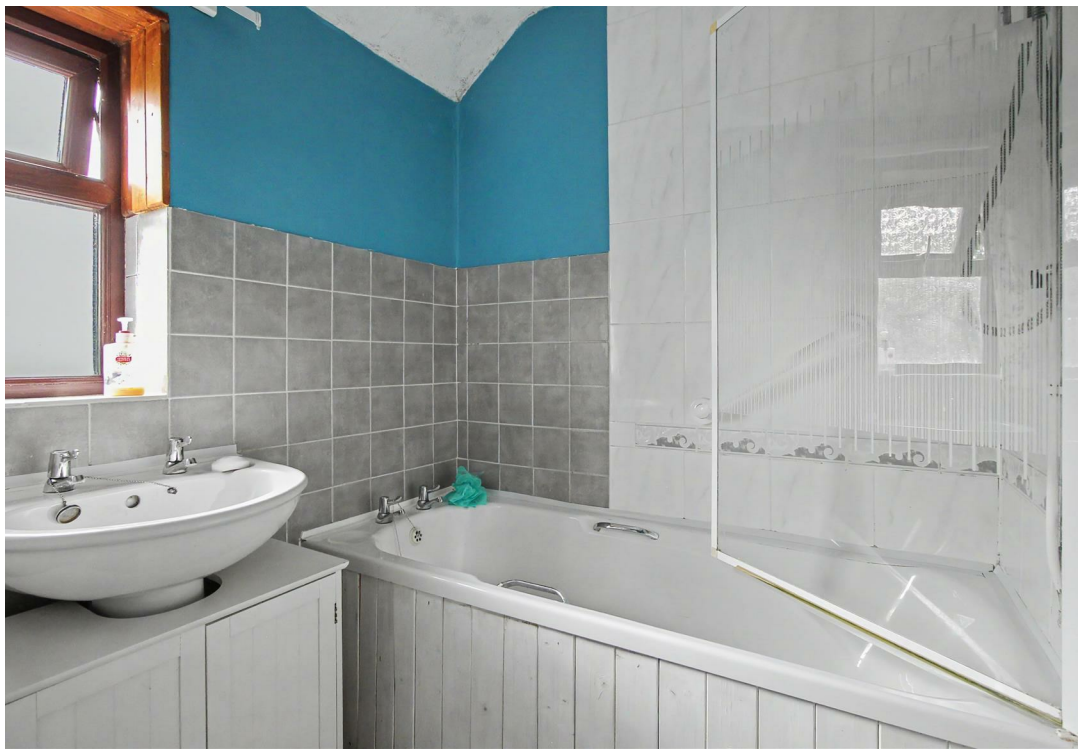
Bathroom

Garage













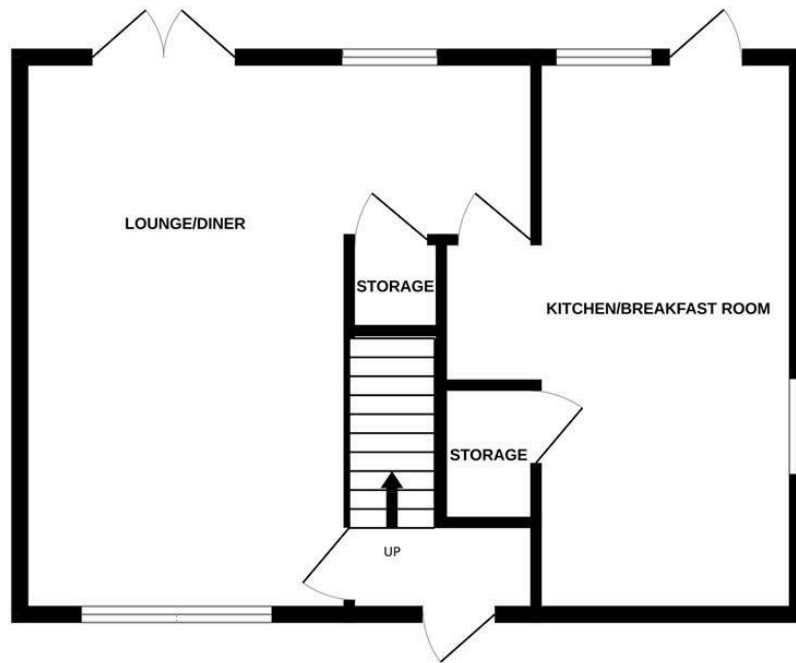
Energy Efficiency Rating

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

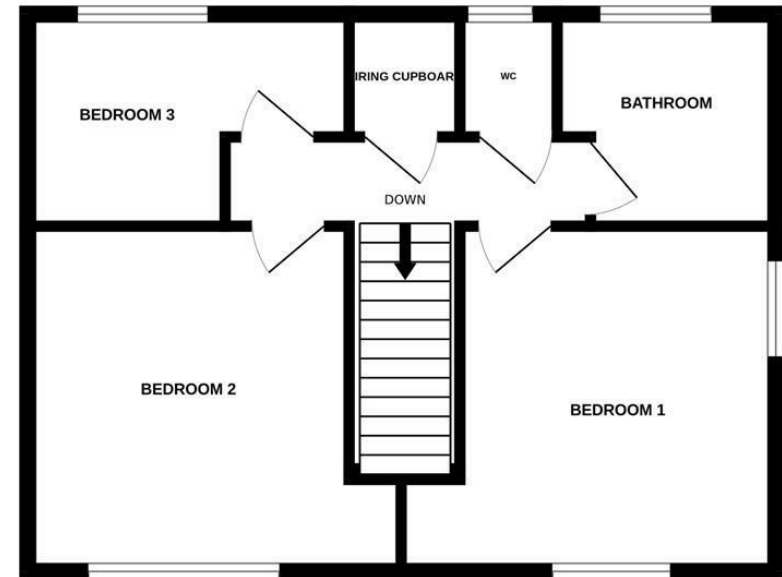


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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.

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01832 731222

thrapston@simpsonandpartners.co.uk

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

43-45 High Street, Thrapston, Northants, NN14 4JJ