



27 Eliot Close
Kettering, NN16 9XR



Simpson & Partners

Situated in a highly sought-after location on the North side of Kettering, this impressive three/four bedroom detached property occupies a corner plot and offers the valuable convenience of off-road parking for several vehicles. The home is ideally positioned for families, being within comfortable walking distance of the well-regarded Brambleside Primary School, while Kettering town centre, the main line railway station—offering direct services to London—and Kettering General Hospital are all just a short drive away.

The property benefits from UPVC double glazing and gas radiator central heating, ensuring warmth and energy efficiency all year round.

On entering the home, the entrance hall provides access to a convenient downstairs WC and a versatile study, which could equally serve as a fourth bedroom, playroom, or home office to suit modern lifestyles. The heart of the home is the bay-fronted lounge, which flows seamlessly into the open-plan dining room, creating a wonderful space for both everyday family life and entertaining. From the dining room, sliding patio doors open into the conservatory, offering an additional reception area with lovely views over the rear garden. The modern fitted kitchen is well appointed with a range of built-in appliances and ample storage and workspace.

To the first floor, the landing gives access to three well-proportioned bedrooms, with the principal bedroom enjoying the luxury of its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with attractive gardens to both the front and rear. The rear garden features a part brick wall and a paved seating area.

Combining generous, flexible accommodation with an enviable corner-plot position and excellent local amenities, this delightful home is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Price £349,995



3



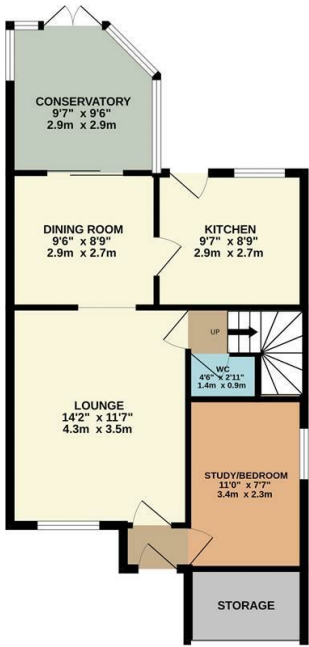
2



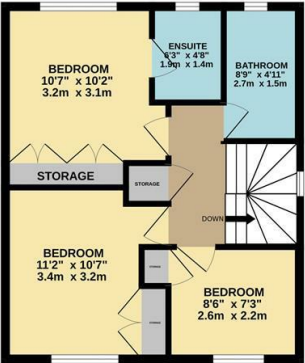
2



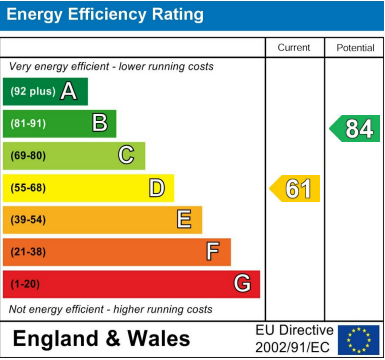
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 MapSource (2020).



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