



97 Brockhall Crescent
Kettering, NN15 4AR



Simpson & Partners

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About the Property

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From the moment you step through the door, the stylish entrance hall with elegant 'Amtico' flooring signals that this is truly a special home. The ground floor boasts a luxury fitted downstairs WC, a spacious 16' lounge perfect for relaxing or entertaining, and a versatile study/snug ideal for working from home or enjoying quiet moments. At the heart of the home lies the luxury fitted 20' kitchen/dining room, complete with built-in and integrated appliances and continuation of the beautiful 'Amtico' flooring, which opens out onto the landscaped rear garden. A well-appointed utility room with a generously sized storage cupboard adds further practicality to this thoughtfully designed layout.

Upstairs, the first floor accommodates four well-proportioned double bedrooms, with bedroom one featuring a luxury fitted en-suite shower room. The remaining bedrooms are served by a stylish, luxury fitted family bathroom, finished to the same impeccable standard found throughout the property.

Externally, the home enjoys a welcoming frontage and a beautifully landscaped Southerly-facing rear garden, perfect for soaking up the sunshine and enjoying outdoor living at its best.

This is a must-see property that truly has to be viewed to be appreciated — call now to book your appointment and avoid disappointment.

Price **£425,000**



Entrance Hall:
Downstairs WC:
Kitchen/Dining Room:
Utility Room:
Lounge:
Study:
First Floor Landing:
Bedroom 1:
En-Suite Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bathroom:
Outside:
Front Garden:
Garage:
Rear Garden:







Enclosed rear garden.....





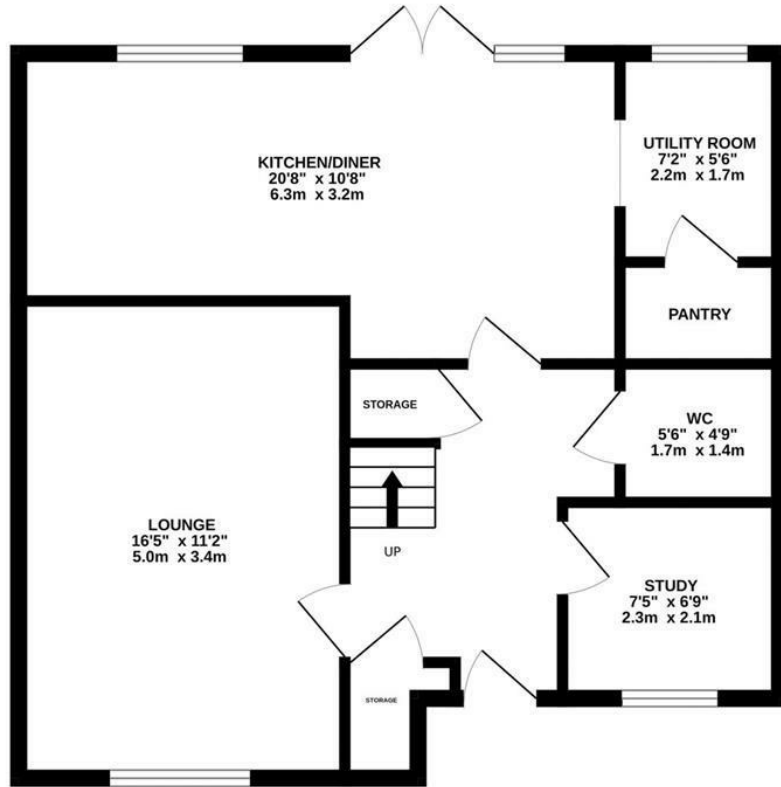


Energy Efficiency Rating

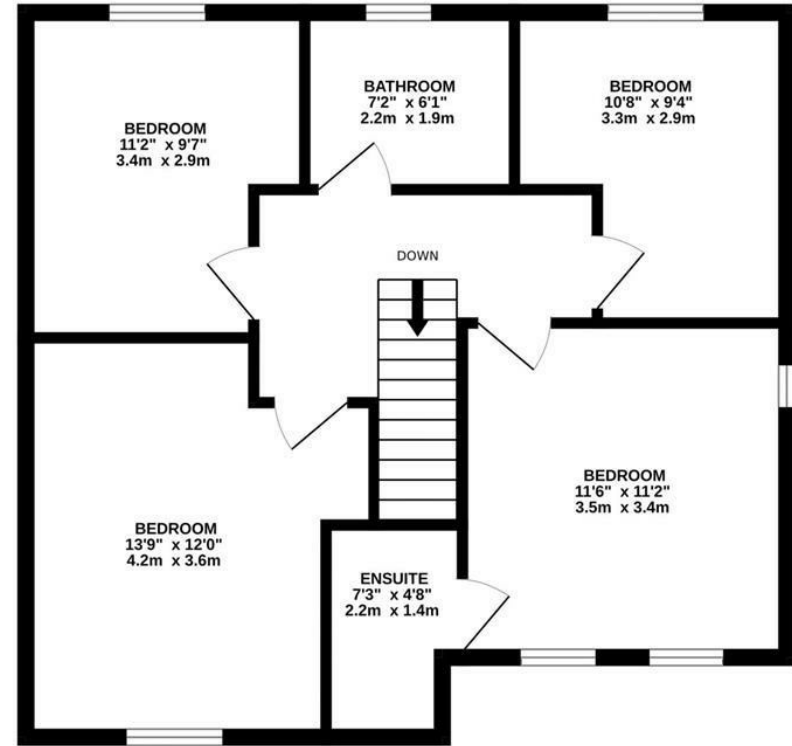
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

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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