



40 Boddington Road
Kettering, NN15 6DZ



Simpson & Partners

Just a short stroll from Kettering's beloved Wicksteed Park, this superb three double bedroom home comes to market with no onward chain. The location couldn't be more practical—local schools are nearby, and both the town centre and Kettering mainline railway station are within easy reach.

The property has undergone a complete refurbishment, with a brand new kitchen, new bathroom, fresh flooring throughout, new gas supply along with a new boiler and heating system plus full redecoration throughout. Outside, a generous timber decked seating area in the rear garden provides the perfect spot to unwind.

The accommodation flows beautifully from a welcoming entrance hall into a bay fronted lounge, with a separate dining room alongside. The luxury fitted kitchen features a built in stainless steel oven, ceramic hob with stainless steel extractor over, plus integrated fridge and freezer.

Up on the first floor, three double bedrooms are served by a modern white three piece bathroom suite. The rear garden enjoys a good degree of privacy, and in the valuer's opinion, an internal viewing is essential to truly appreciate how beautifully presented this home is.

Offers In Excess Of £240,000



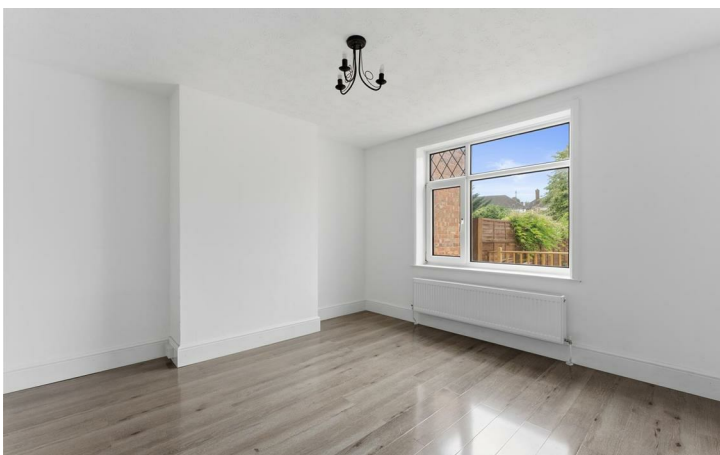
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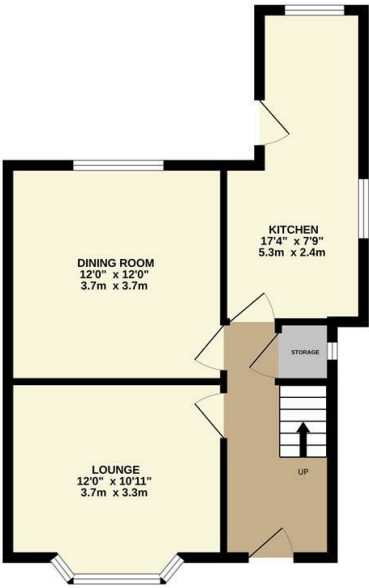


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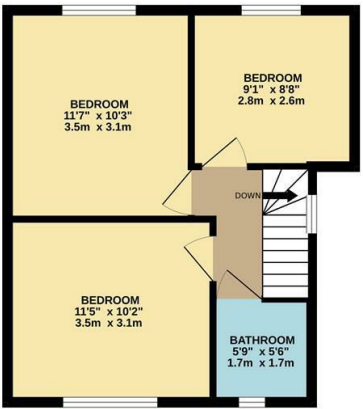


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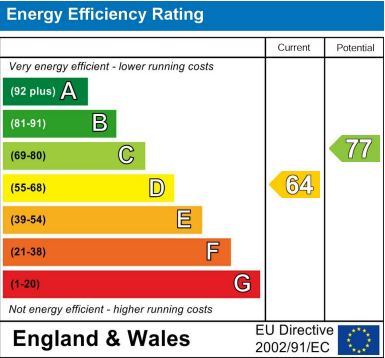
GROUND FLOOR



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 misstatement. 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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01536 518200

kettering@simpsonandpartners.co.uk

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

1 Silver Street, Kettering, Northants, NN16 0BN