



6 West Street
Kettering, NN14 4HZ



Simpson & Partners

Occupying a delightful corner plot position within the highly sought-after village of Woodford, this spacious three-bedroom family home presents an exciting opportunity for buyers looking to create their ideal home, offered to the market with the added advantage of no onward chain.

Woodford is a charming and picturesque village, well regarded for its welcoming community atmosphere and excellent local amenities, including a village school, convenience shop, and a hugely popular traditional public house.

The accommodation is generously proportioned throughout and briefly comprises an inviting entrance hall, a bright and comfortable living room, and a fitted kitchen/dining room providing an excellent space for both everyday family life and entertaining.

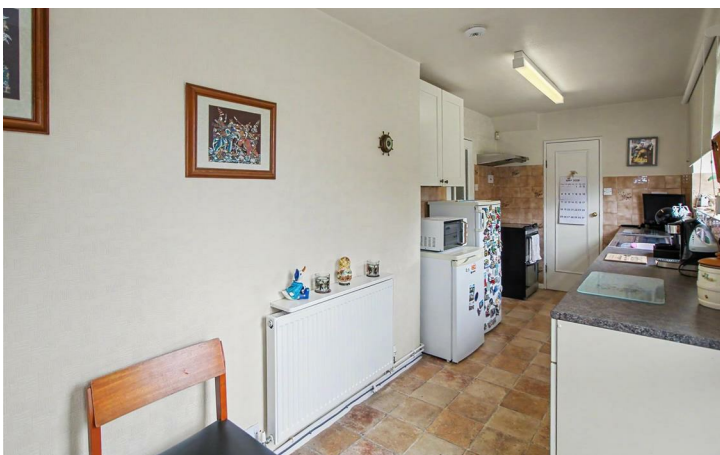
To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a generous single bedroom which also enjoys built-in storage. Completing the upstairs accommodation is a family bathroom with a separate W/C.

Externally, the property continues to impress with a substantial and mature rear garden, beautifully established and offering a wonderful degree of privacy. Predominantly laid to lawn, the garden also features a patio seating area ideal for outdoor dining and entertaining during the warmer months.

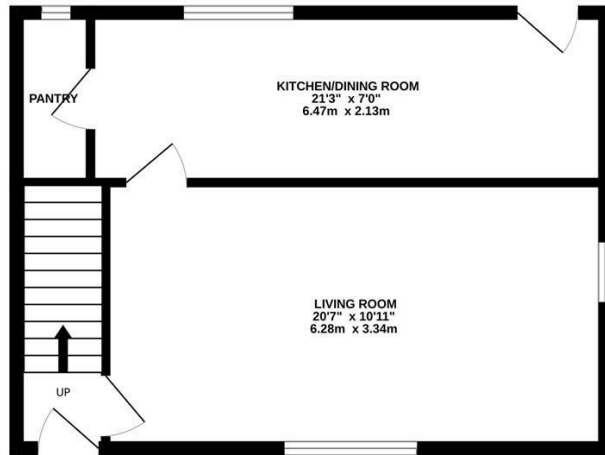
To the front of the property is a detached garage together with off-road parking.

Offering enormous potential in a desirable village setting, this fantastic family home must be viewed to be fully appreciated. Early viewings are highly recommended.

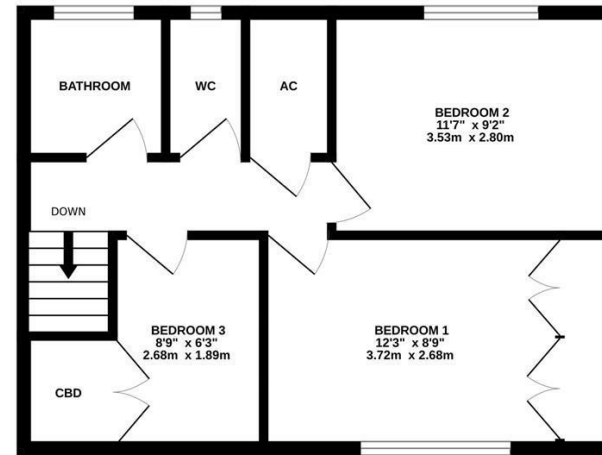
£260,000



GROUND FLOOR



1ST FLOOR



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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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