



9 Longfellow Drive
Kettering, NN16 9XD



Simpson & Partners

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About the Property

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Conveniently located near Brambleside Primary School. Additionally, Kettering's town centre, general hospital, and mainline station are all just a short distance away.

As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a 22' living room. With its elegant French doors leading directly onto the landscaped rear garden. Adjacent to the living room, you'll find a dedicated study.

The luxury fitted kitchen is a standout feature of the home, boasting quartz work surfaces that combine both beauty and practicality. This well designed space includes storage and cooking areas, making it a joy for any home chef. The kitchen flows into a utility room, which adds further convenience to daily tasks. A bay-fronted dining room completes the ground floor.

Venturing upstairs, the first floor reveals four bedrooms, each thoughtfully designed with built-in wardrobes. Bedroom one is particularly impressive, featuring a luxury fitted en-suite bathroom complete with a separate shower cubicle. The second bedroom also benefits from a luxury fitted shower room. A stylish family bathroom serves the remaining bedrooms, highlighting the attention to detail found throughout the home.

The outdoor space is equally impressive, with beautifully landscaped gardens that create a serene oasis for family enjoyment. Various paved and timber decked seating areas invite you to bask in the sun or entertain guests in style. Additionally, a well-designed bar area adds a unique touch, making this garden perfect for summer gatherings.

Council Tax Band F - Energy Rating C/70 - Woodland Maintenance Charge approx. £229 per annum

Offers In Excess Of £550,000



Entrance Hall:
Living Room:
Dining Room:
Study:
Kitchen/Breakfast Room:
Utility Room:
First Floor Landing:
Bedroom 1:
En-Suite
Bedroom 2:
En-Suite
Bedroom 3:
Bedroom 4:
Bathroom:
Front Garden:
Double Garage:
Rear Garden:







Double Garage







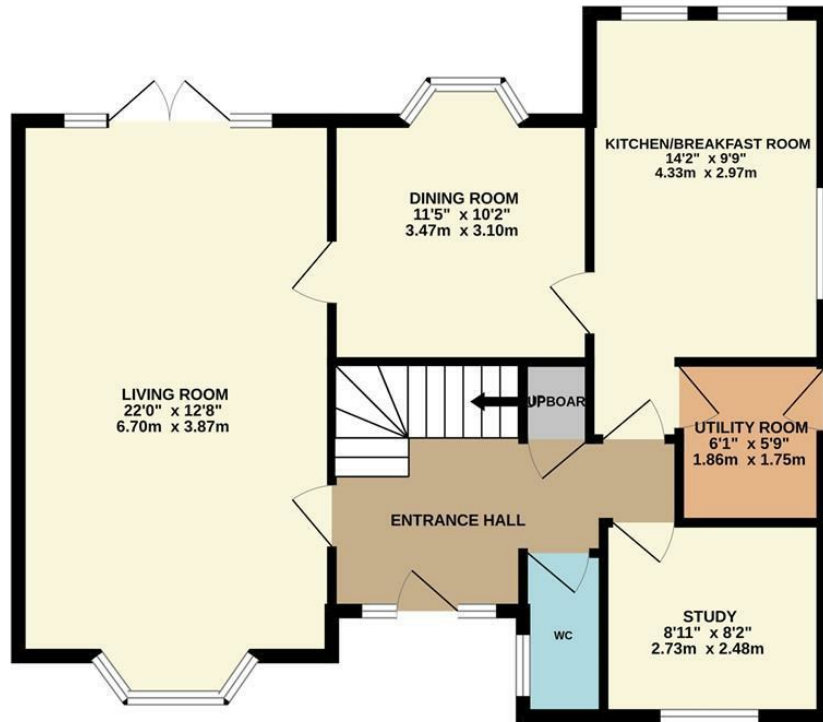
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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 	

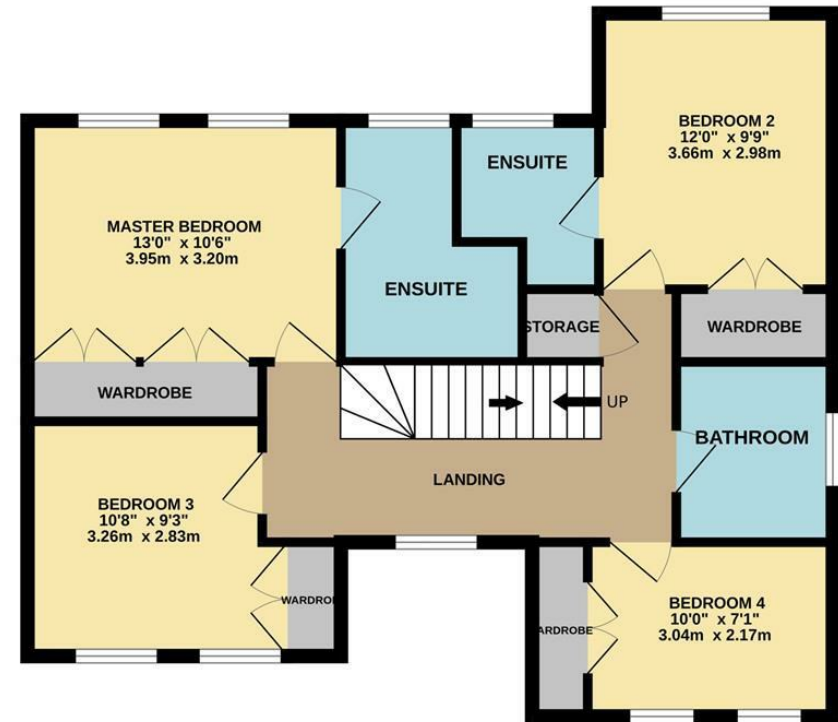


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GROUND FLOOR



1ST FLOOR



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