



10 Wilton Close  
Kettering, NN14 2QJ



**Simpson Ellson**

A spacious three-bedroom semi-detached home set on a generous plot, with off-road parking and a garage, positioned at the end of a quiet cul-de-sac.

Offering excellent potential, the property features a versatile ground floor layout including a good-sized lounge and a separate dining room with direct access onto the garden. There is also a side extension off the kitchen, currently used as a snug with an additional W/C.

Upstairs provides three well-proportioned bedrooms, a family bathroom and separate W/C.

While requiring modernisation, this home presents a fantastic opportunity to extend (STPP) and create a bespoke family space.

Externally, the property boasts a beautifully maintained, mature garden—ideal for relaxing or entertaining.

A superb opportunity with huge potential—early viewing highly recommended.

Internal photos for the property to follow.

£225,000



3

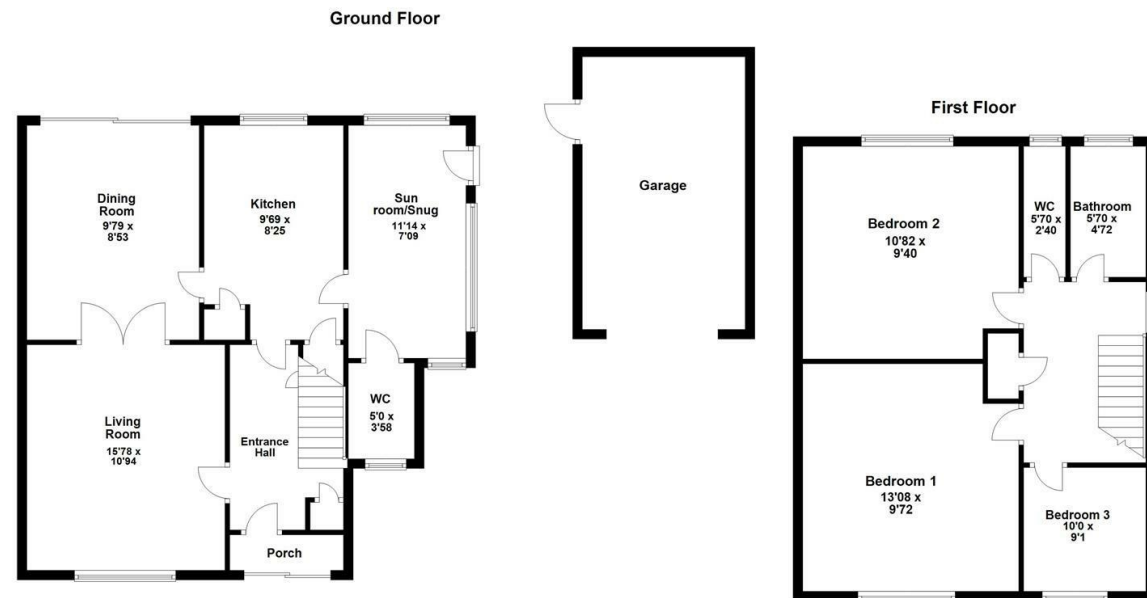


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| Energy Efficiency Rating                    |                                                                                                                  |           |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                          | Potential |
| Very energy efficient - lower running costs |                                                                                                                  |           |
| (92 plus) <b>A</b>                          |                                                                                                                  |           |
| (81-91) <b>B</b>                            |                                                                                                                  |           |
| (69-80) <b>C</b>                            |                                                                                                                  |           |
| (55-68) <b>D</b>                            |                                                                                                                  |           |
| (39-54) <b>E</b>                            |                                                                                                                  |           |
| (21-38) <b>F</b>                            |                                                                                                                  |           |
| (1-20) <b>G</b>                             |                                                                                                                  |           |
| Not energy efficient - higher running costs |                                                                                                                  |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC  |           |





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