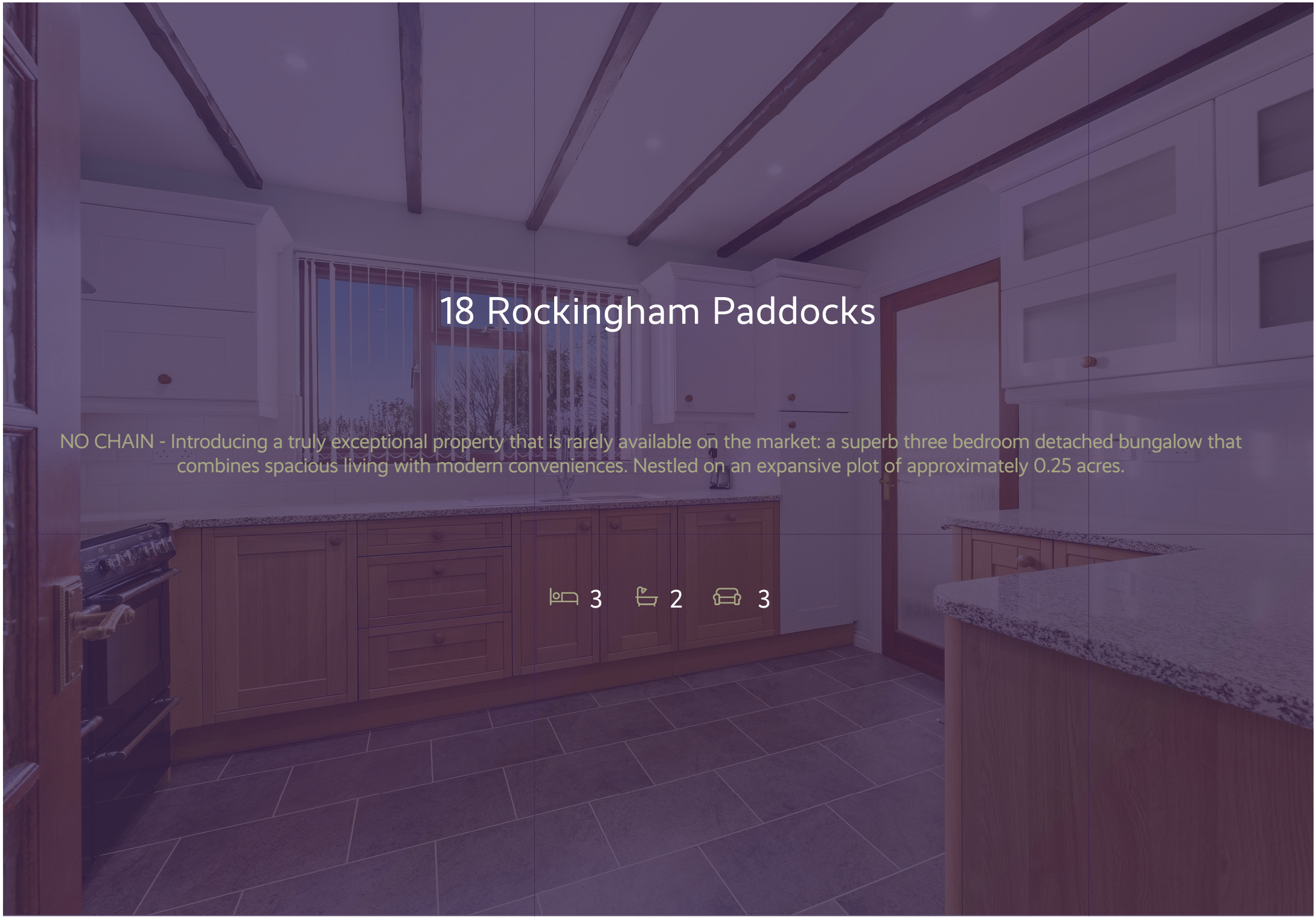


18 Rockingham Paddocks

Kettering, NN16 9JR

Simpson & Partners



18 Rockingham Paddocks

NO CHAIN - Introducing a truly exceptional property that is rarely available on the market: a superb three bedroom detached bungalow that combines spacious living with modern conveniences. Nestled on an expansive plot of approximately 0.25 acres.

3 2 3



About the Property

NO CHAIN - Introducing a truly exceptional property that is rarely available on the market: a superb three bedroom detached bungalow that combines spacious living with modern conveniences. Nestled on an expansive plot of approximately 0.25 acres.

As you approach the property, you'll be greeted by ample off-road parking, which can accommodate numerous vehicles. The double detached garage, equipped with remote control roller doors, adds an extra layer of convenience, providing secure storage for vehicles and tools. Furthermore, the property can comfortably house a caravan or motorhome, appealing to those who love to explore the great outdoors.

Inside, the bungalow boasts UPVC double glazing throughout, ensuring an energy efficient environment while minimizing noise from the outside. The installation of solar panels reflects a commitment to sustainability, allowing you to harness renewable energy and reduce your utility bills. The gas radiator heating system guarantees warmth and comfort during the colder months, making this home an inviting retreat year round.

The heart of the bungalow is undoubtedly the oak fitted kitchen, which is both functional and aesthetically pleasing. Adjacent to the kitchen, the utility room enhances practicality, providing additional storage and laundry facilities.

The impressive 17' bay-fronted sitting room is a highlight of the property, featuring a charming brick feature fireplace. From the sitting room, double doors lead into the dining room, providing a seamless flow for gatherings and family meals. This dining space also offers access to the conservatory.

The sleeping quarters are thoughtfully arranged for privacy and comfort. Bedroom one is complete with fitted wardrobes and an ensuite shower room. Bedrooms two and three are equally well-appointed, each featuring fitted wardrobes that maximize storage space. These bedrooms share a luxury fitted three-piece bathroom suite that exudes elegance and offers a relaxing space.

Offers In Excess Of **£400,000**







Entrance Hall:

Kitchen:

Utility Room:

Sitting Room:

Dining Room:

Conservatory:

Bedroom 1:

En-Suite Shower Room:

Bedroom 2:

Bedroom 3:

Bathroom:

Outside:

Front Garden:

Double Garage:

South Westerly Facing Rear Garden:













Superb Plot Approx. 0.25 acres.



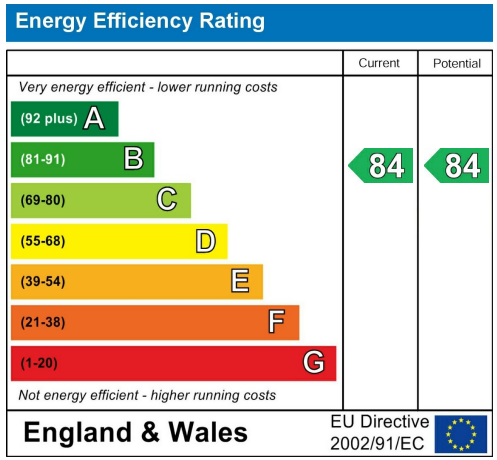











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
84
England & Wales
EU Directive 2002/91/EC

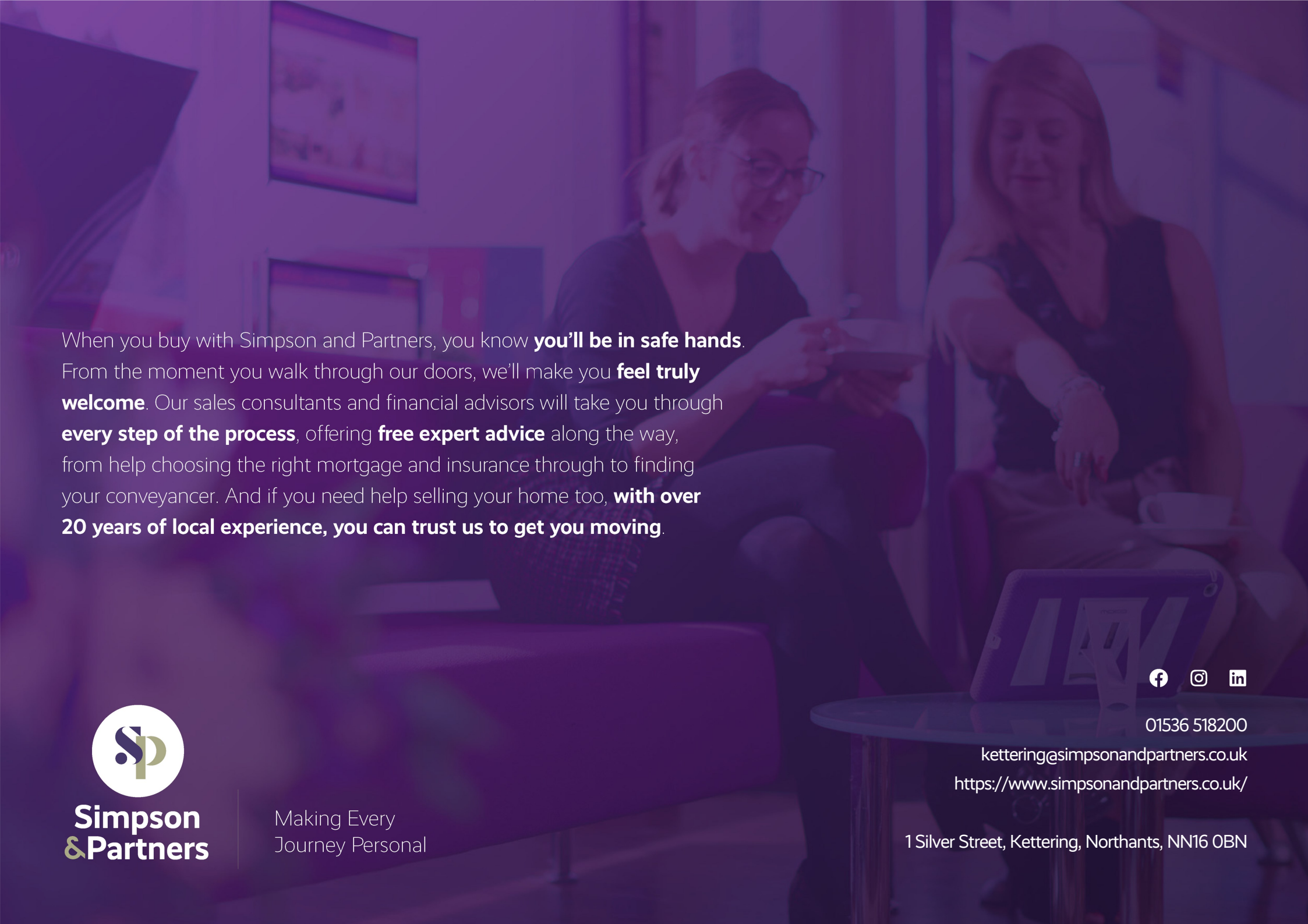
GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

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