



26 Groome Street  
Kettering, NN15 5ZB



**Simpson & Partners**



Situated within this highly sought after location and built by Grace Homes is this stunning 4-bedroom detached residence offered in excellent condition throughout. The property offers a range of high specification fittings and benefits from both under floor heating as well as gas radiator heating. Grace Homes are renowned for their high-quality build finish and this property reflects this throughout.

On entering the property, you will be greeted by a light and airy entrance hall offering access to all the downstairs accommodation. There is a large lounge with an exposed brick fireplace which features a log burner giving a period feel to the room. There is also a large study, offering buyers flexibility and further a w/c. The kitchen/ diner has been newly refitted and boasts a double oven, quartz work top, plenty of storage and worktop space and double wine fridge. The kitchen also has access to the garden via bi-fold doors, and also a utility room. To the first floor there are 4 bedrooms with an en-suite to the master room plus family bathroom.

Outside to the rear of the garden is a block paved driveway with parking for multiple cars leading to the double garage. To the rear of the property is a good sized garden which has been landscaped to include a patio plus a large lawned area again offering a great entertaining space for your family and friends. This is a truly impressive property and combined with its ideal location close to local amenities and schools is a must to be viewed.

£520,000



4



2

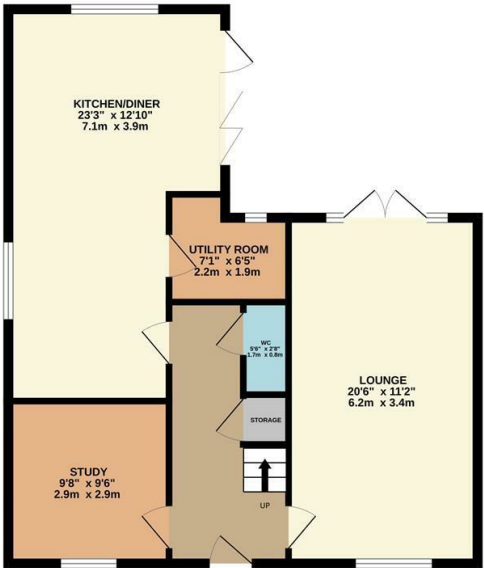


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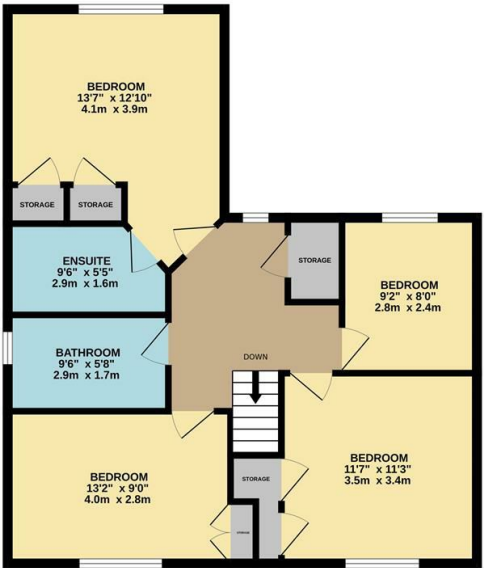


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GROUND FLOOR



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 mis-statement. 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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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 2002/91/EC	



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