



7 Etrick Close  
Kettering, NN16 9FJ



Simpson & Partners



Ideally positioned within a short distance of Kettering General Hospital, Kettering Mainline Railway Station, and the town centre, this impressive four-bedroom detached former show house offers the perfect blend of convenience and comfort. Boasting off-road parking and an integral garage, the property is further enhanced by UPVC double glazing and gas radiator heating, ensuring a warm and energy-efficient living environment with the added benefit of a security alarm system.

Step inside and you'll be welcomed by the entrance hall that flows naturally into the lounge, complete with a feature fireplace and fitted gas fire — the perfect spot to relax and unwind. Open plan to the dining room, where French doors open out onto the South Westerly facing garden, filling the space with natural light and creating an ideal setting for entertaining. The well-appointed kitchen/breakfast room comes complete with a built-in oven, hob, and extractor, while a separate utility room with direct access to the rear garden adds further practicality. A convenient downstairs WC completes the ground floor.

Upstairs, the first floor offers four generously sized bedrooms, including a stunning master bedroom with fitted wardrobes, dressing table, and a private en suite shower room. The remaining bedrooms are served by a family bathroom, making this home ideal for growing families or those who love to host guests.

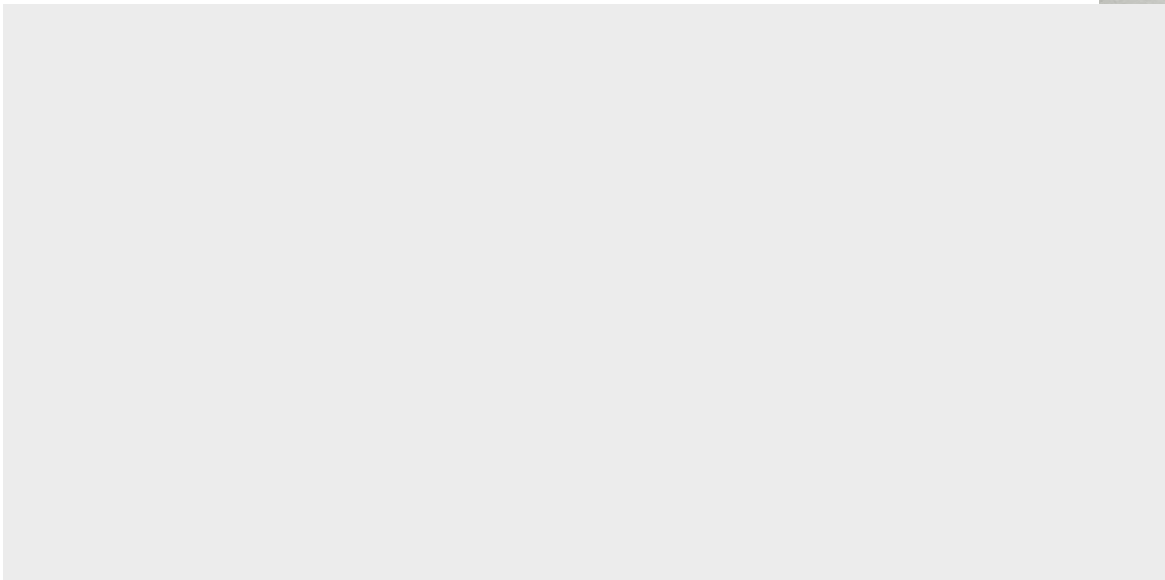
Externally, the front of the property provides off-road parking for two vehicles alongside the garage, with an additional gravelled area offering space for a third vehicle if required. To the rear, you'll find a beautifully landscaped South Westerly facing garden — a true suntrap and the perfect place to enjoy long summer afternoons.

With its desirable location, versatile layout, and superb presentation throughout, an internal viewing is highly recommended to truly appreciate everything this wonderful home has to offer — don't miss out!

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Offers In Excess Of £350,000

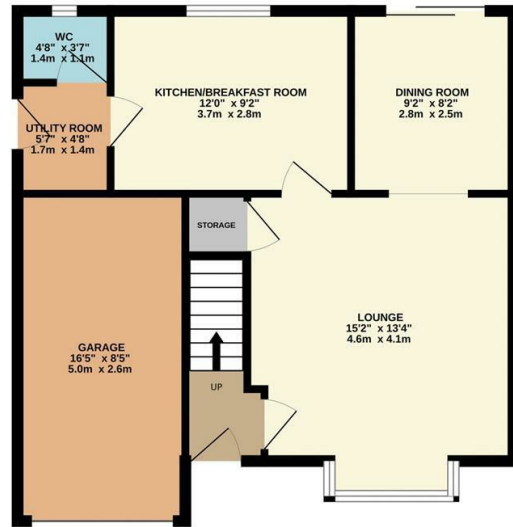




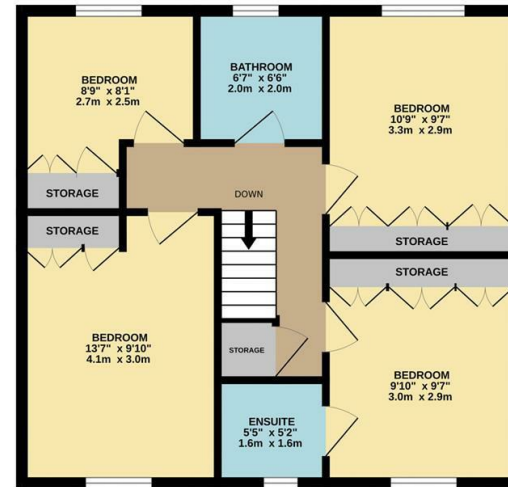




GROUND FLOOR



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>	73	77
(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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