



22 Coniston Road
Kettering, NN16 8UL



Simpson & Partners

This beautifully presented two bedroom semi-detached bungalow is conveniently situated within a short distance of both Kettering General Hospital and Kettering Town Centre, offering an ideal combination of accessibility and comfort. The property features the added benefits of upvc double glazing and gas radiator central heating, ensuring warmth and efficiency all year round. Off road parking is available for three/four vehicles, complemented by a substantial 19' garage.

The property is entered via the entrance porch that leads into the entrance hall, you are immediately struck by the quality of presentation throughout. The 14' bay fronted sitting room creates a warm and inviting atmosphere, enhanced by an attractive feature fireplace that serves as a focal point for the room.

The luxury fitted kitchen is equipped with built in stainless steel appliances, combining style with practicality for modern living. Adjacent to this is a delightful conservatory featuring French doors that open directly onto the rear garden, with the current owner cleverly utilising this versatile space as a dining room. There is also a useful Utility cupboard. The accommodation is completed by a pristine white three piece bathroom suite.

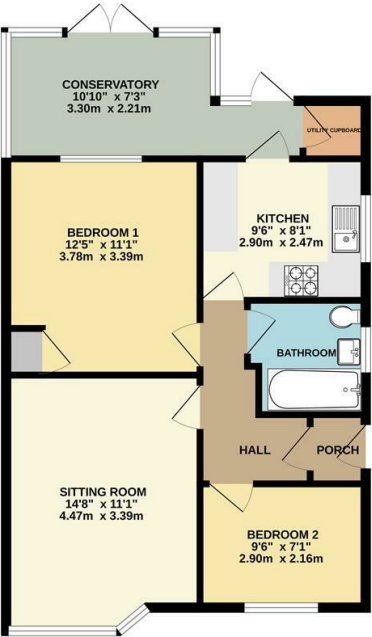
The rear garden provides a pleasant outdoor space for relaxation and entertaining. An internal viewing is absolutely essential to fully appreciate the superb standard of presentation and the thoughtful layout of this charming bungalow, which truly must be seen to be appreciated.

Asking Price £242,500



Simpson & Partners

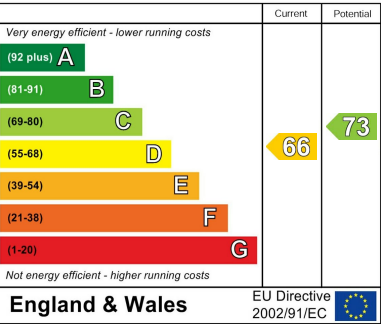
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Housplan ©2009



Energy Efficiency Rating



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN