



65 Kettering Road

Islip, NN14 3JT



Simpson & Partners

Rarely available and offered to the market is this beautifully extended three-bedroom residence, enviably positioned within the picturesque and highly sought-after village of Islip. Combining character, generous living space and an idyllic countryside setting, this charming home enjoys stunning open-field views to the rear whilst being conveniently located within easy walking distance of Thrapston and its excellent range of amenities. The well-presented accommodation is entered via a welcoming entrance hall and comprises a spacious living room, separate dining room, and an impressive extended kitchen/breakfast room, thoughtfully designed as the heart of the home. Featuring stylish Velux roof windows and French doors opening onto the garden, this wonderful space is flooded with natural light and perfectly suited to modern family living and entertaining. Further accommodation on the ground floor includes a dedicated home office, utility room and cloakroom/WC. To the first floor are two generously sized double bedrooms, a well-proportioned single bedroom and a contemporary family bathroom.

Externally, the property continues to impress with a substantial and beautifully maintained rear garden. Predominantly laid to lawn and complemented by mature planting, established shrubbery and a variety of seating areas, the garden provides a peaceful retreat whilst taking full advantage of the delightful countryside views beyond.

Further benefits include an oversized detached garage and ample off-road parking to the front of the property. Properties of this calibre, in such a desirable village location, rarely become available. An early internal inspection is strongly recommended to fully appreciate the accommodation, setting and lifestyle on offer.

Price Guide £350,000



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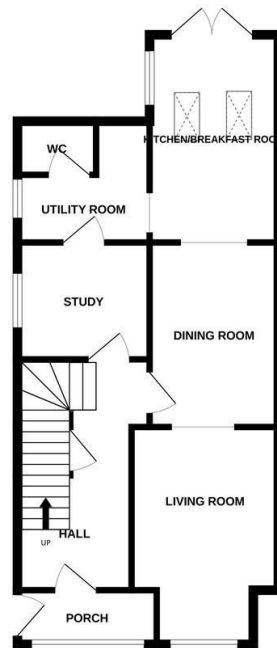
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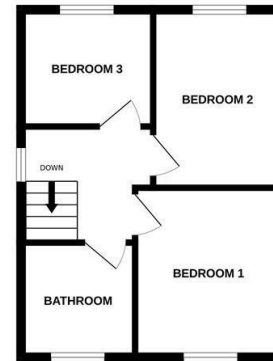
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GROUND FLOOR



1ST 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 Metreage (2020).



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		
England & Wales	EU Directive 2002/91/EC	



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