



25 Charles Street
Kettering, NN14 4NU



Simpson & Partners

SOLD SUBJECT TO CONTRACT BEFORE MARKETING

Offered to the market via the popular Shared Ownership scheme, this beautifully presented two-bedroom home provides an excellent opportunity for first-time buyers and those looking to step onto the property ladder within the desirable market town of Thrapston.

Finished to an exceptional standard throughout, the accommodation is both stylish and practical, beginning with a welcoming entrance hall that leads into a bright and comfortable living room. To the rear of the property, a contemporary fitted kitchen/dining room offers the perfect space for both everyday living and entertaining, complemented by a convenient ground floor cloakroom/WC.

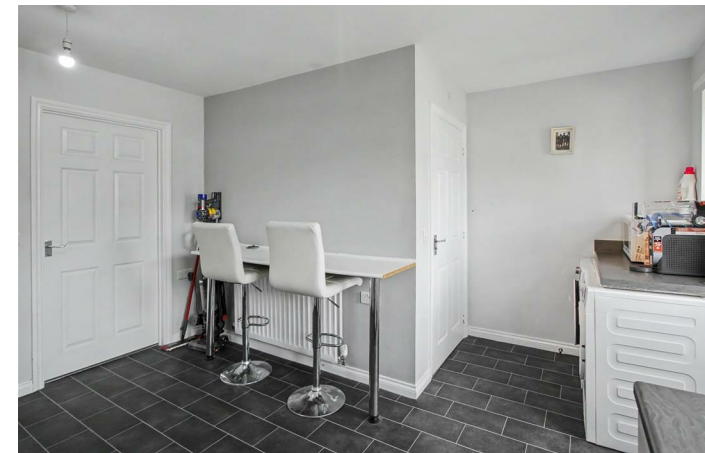
The first floor hosts two well-proportioned double bedrooms, each offering ample space for furnishings and storage, along with a modern family bathroom finished to a high standard.

Externally, the property continues to impress with a fully enclosed rear garden, predominantly laid to lawn and enhanced by a patio seating area, creating an ideal setting for outdoor dining, relaxation, and family enjoyment. To the front, the home benefits from allocated off-road parking, providing added convenience for homeowners and visitors alike.

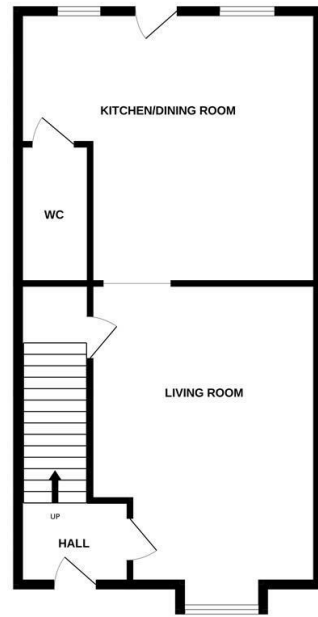
Combining modern living, generous accommodation, and an attractive location, this superb home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

All interested parties will be subject to internal qualification via the Housing Association.

30% Shared ownership £69,000



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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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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