



54 Broadway

Kettering, Northamptonshire NN15 6DD



Simpson & Partners

Within walking distance of Kettering main line railway station and the town centre, excellent schools, and other local amenities, this beautifully presented extended three-bedroom bay-fronted property offers an exceptional living experience complemented by an extraordinarily large rear garden and a versatile outbuilding with water, power, and lighting connected.

Upon entering, you are welcomed into a entrance hall that leads through to a spacious bay-fronted lounge/dining room, with a stunning cast iron working open fire with an attractive surround creates a warm and inviting focal point. A convenient downstairs WC is also located on the ground floor. One of the many outstanding features of this property is the bespoke luxury fitted kitchen/breakfast room, thoughtfully designed with built-in and integrated appliances, a large lantern window flooding the space with natural light, and superb bifold doors that open seamlessly onto the large rear garden, creating a wonderful sense of indoor-outdoor living. Adding further versatility to the ground floor, a cellar with power and lighting connected provides excellent additional storage or potential living space.

On the first floor, there are three generously sized bedrooms, with bedroom one benefiting from a bay-fronted window and fitted wardrobes. A luxury fitted three-piece bathroom serves the first floor beautifully, while a loft room with power and lighting offers yet more flexible space for a variety of uses.

Outside, there is a large rear garden, which is a true highlight, featuring a paved seating area perfect for entertaining and alfresco dining. The versatile outbuilding, complete with water, power, and lighting, presents endless possibilities, whether as a home office, studio, workshop, or additional entertaining space.

An internal viewing is an absolute must to fully appreciate this beautifully presented and characterful property, which seamlessly blends period charm with modern luxury.

Offers In Excess Of £325,000





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	71
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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