



## 5. Sidings Close

Kettering, Northamptonshire NN14 4RU



**Simpson & Partners**

Occupying a delightful position within the highly sought-after Sidings development in Thrapston, this beautifully presented three-bedroom family home is offered to the market in immaculate condition throughout. Tucked away in a quiet cul-de-sac, the property enjoys a peaceful setting while remaining conveniently within walking distance of the town centre, local amenities, shops, and well-regarded schooling—making it ideal for modern family living.

The accommodation begins with a welcoming entrance hall, complete with a convenient cloakroom/WC. The ground floor further benefits from a stylish, contemporary fitted kitchen and a spacious open-plan living and dining area, perfect for both relaxing and entertaining. This bright and airy space features doors that open directly onto the garden, seamlessly blending indoor and outdoor living.

Upstairs, the first floor offers three generously proportioned bedrooms, all comfortably accommodating double beds. Two of the rooms feature built-in wardrobes, while the principal bedroom is enhanced by a tastefully refitted en-suite shower room. A sleek and modern family bathroom, also recently updated, serves the remaining bedrooms.

Externally, the property boasts a beautifully landscaped, south-facing rear garden designed with low maintenance in mind. Fully enclosed for privacy, it features an expansive patio area ideal for outdoor dining and relaxation. Gated rear access leads to the allocated parking area, adding further convenience.

This superb home combines style, comfort, and practicality in a desirable location—early viewing is highly recommended to fully appreciate all it has to offer.

£275,000



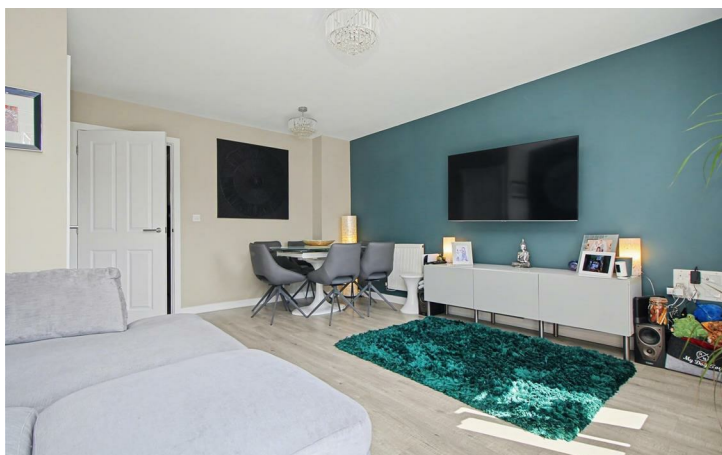
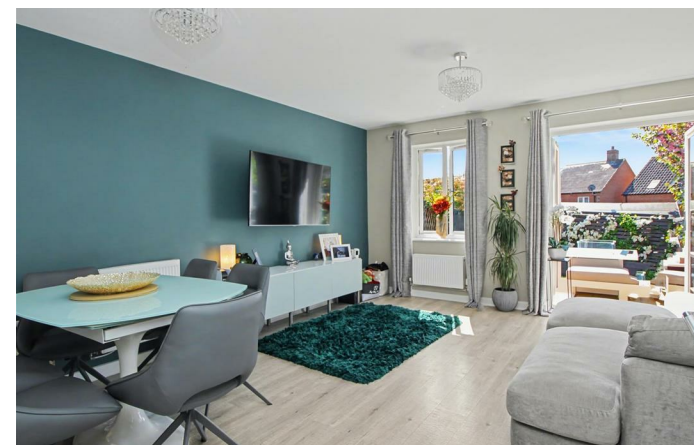
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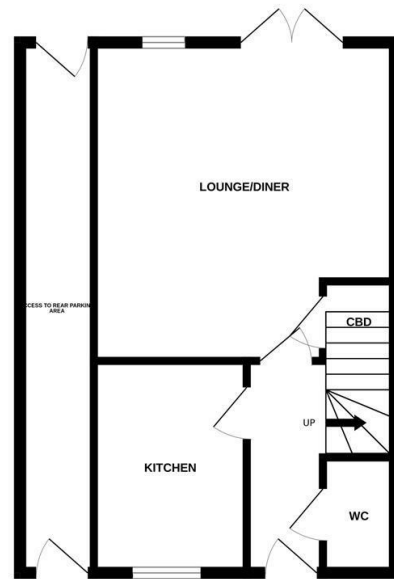
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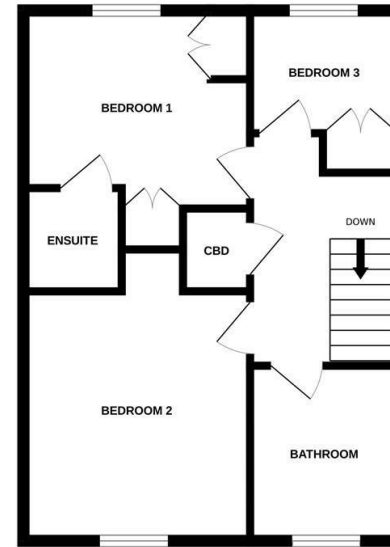
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GROUND FLOOR



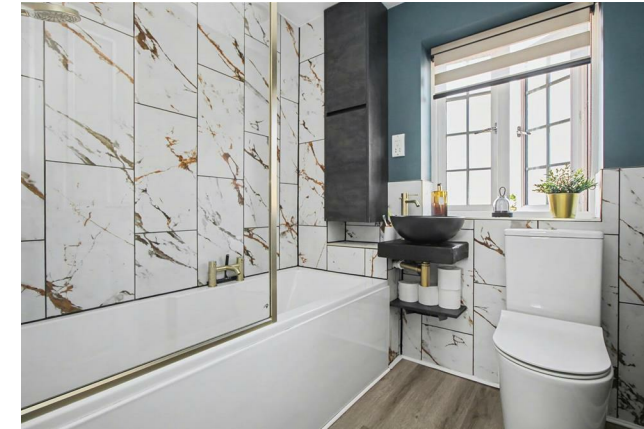
1ST FLOOR



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



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