



68 Northampton Road  
Kettering, NN15 7JX



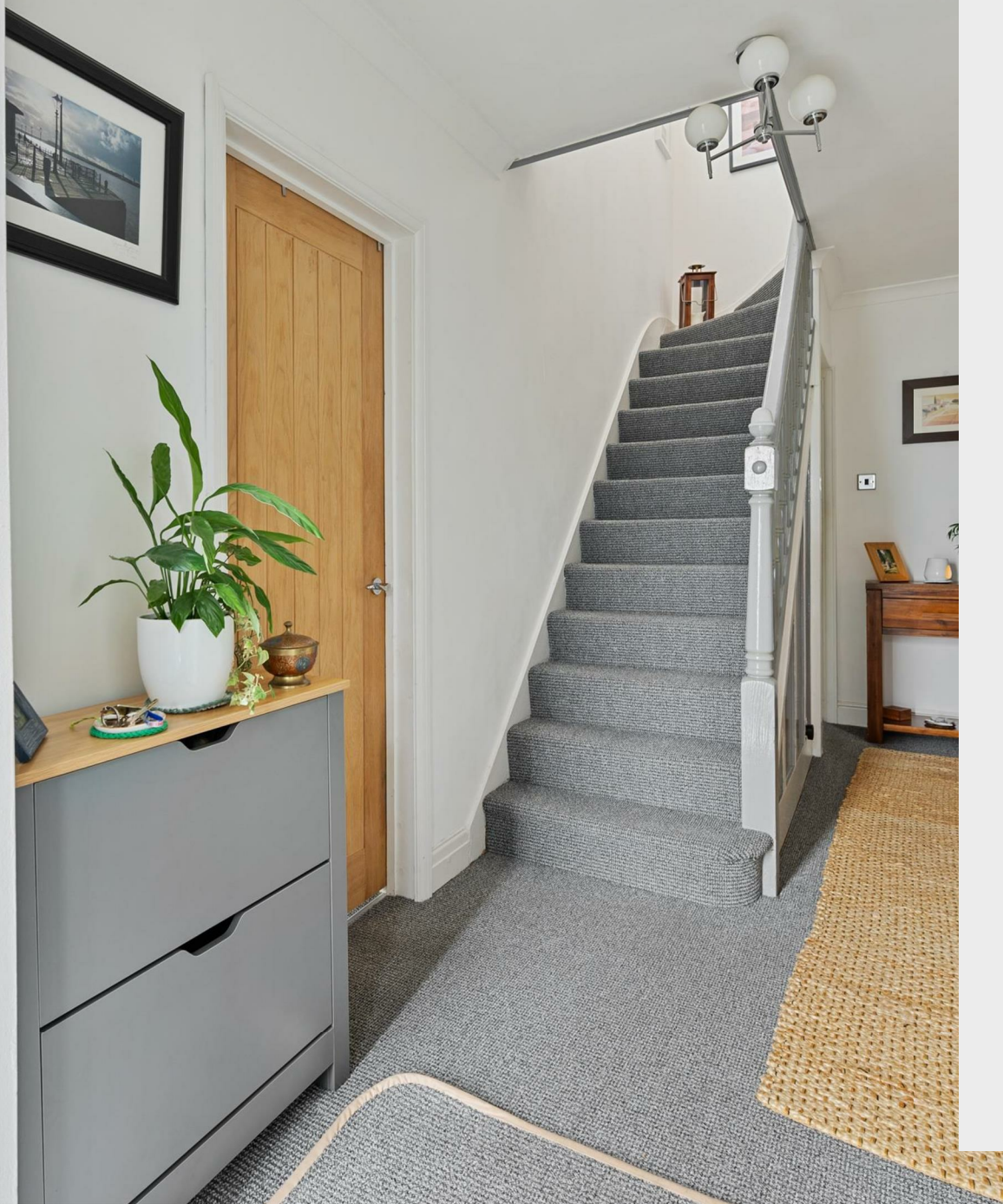
**Simpson & Partners**

# 68 Northampton Road

Superbly positioned within walking distance of Sir Thomas More Catholic Primary School, Hall Meadow Primary School and Kettering mainline railway station, is this stunning extended 1950s four bedroom semi-detached property that offers an exceptional blend of character, space and modern convenience. With off road parking for several vehicles, UPVC double glazing and gas radiator heating, this is a home that has been thoughtfully enhanced to suit the needs of today's busy family.

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## About the Property

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Step inside and you are welcomed by an inviting entrance hall that sets the tone for what lies ahead. The bay fronted lounge is a real showstopper, bathed in natural light and centred around a charming log burner that makes it the perfect place to unwind on those cosy winter evenings. This space flows seamlessly, open plan, into the dining room, creating a wonderful sociable setting for entertaining friends and family. The heart of the home is undoubtedly the stunning kitchen/breakfast room, beautifully appointed with built in and integrated appliances and offering ample space to cook, dine and gather. Completing the ground floor is a versatile bedroom with its own ensuite WC, ideal for guests, multi-generational living or anyone seeking the convenience of single-level accommodation.

Rising to the first floor, the impressive bay fronted bedroom one provides a generous and light-filled principal retreat. Originally the second bedroom, now a sitting room, which could easily be used as a luxurious dressing room, and which also provides access to the second floor bedroom, a wonderfully private space tucked away at the top of the house. The fourth bedroom is currently used as an office, making it perfectly suited to home working, while the modern three piece bathroom suite completes this floor in stylish fashion.

**Price £365,000**



Outside, the appeal continues. To the front, the off road parking comfortably accommodates several vehicles, while to the rear lies a superb established garden that is a true highlight of the property. Various seating areas invite you to relax and enjoy the outdoors, with the remainder of the garden laid to lawn and framed by mature borders that provide colour and a wonderful sense of tranquillity throughout the seasons.

Combining excellent local schools, superb commuter links and beautifully presented accommodation across three floors, this is a rare opportunity not to be missed. An internal viewing is an absolute must to fully appreciate everything this superb property has to offer.

Entrance Hall:

Lounge:

Dining Room:

Bedroom Two:

En-Suite WC:

Kitchen/Breakfast Room:

First Floor Landing:

Bedroom 1:

Sitting Room:

Bedroom 4:

Bathroom:

Second Floor Bedroom 3:







Superb Established Rear Garden.







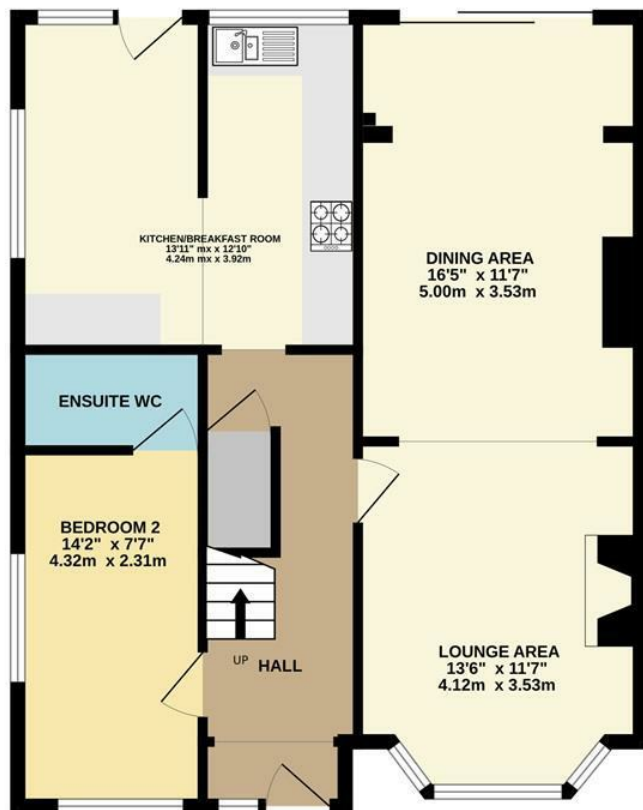
### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (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>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

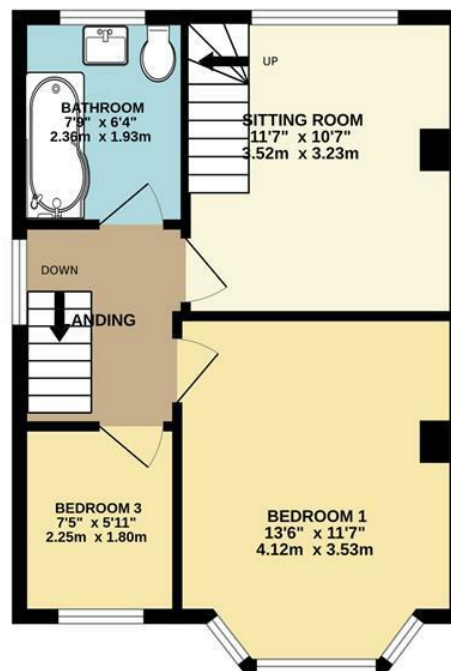


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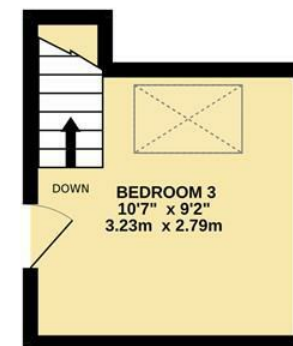
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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