



39 Ironwood Avenue
Kettering, NN14 2JJ



Simpson Ellson

Three Bedroom Semi-Detached Home | Popular Grange Estate | Garage & Parking

An excellent opportunity to acquire this well-presented three bedroom semi-detached home, situated on the highly regarded Grange Estate. Offering well-proportioned accommodation throughout, the property is ideal for first-time buyers, families or those looking to downsize.

The accommodation briefly comprises an entrance hall with useful storage, guest cloakroom/WC, and a refitted kitchen featuring a range of fitted units with integrated oven, gas hob and extractor. To the rear, a spacious L-shaped lounge/dining room with solid oak flooring provides an excellent living and entertaining space, with French doors opening onto the enclosed rear garden.

To the first floor are three good-sized bedrooms, including two doubles (one with built-in wardrobes), together with a family bathroom fitted with a three-piece suite and shower over bath. The property further benefits from gas central heating and uPVC double glazing throughout.

Externally, the property enjoys a low-maintenance open-plan frontage and a larger enclosed rear garden with patio and lawned area, ideal for outdoor entertaining. Gated rear access leads to off-road parking for one vehicle and a single garage (located beneath the coach house) with power and lighting connected.

In-person and video viewings available. Early viewing is highly recommended.

£235,000



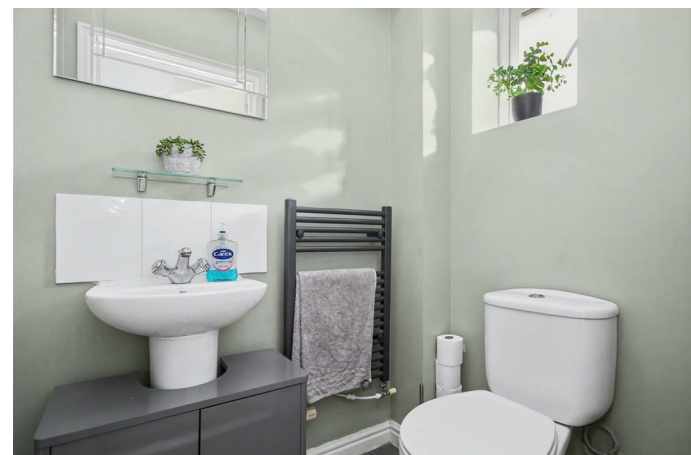
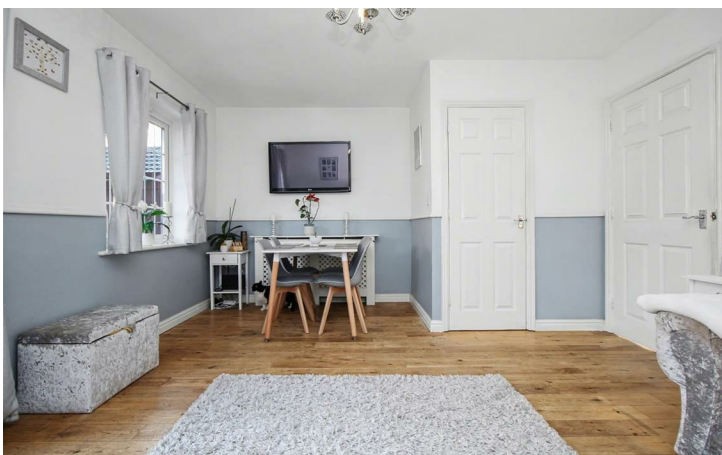
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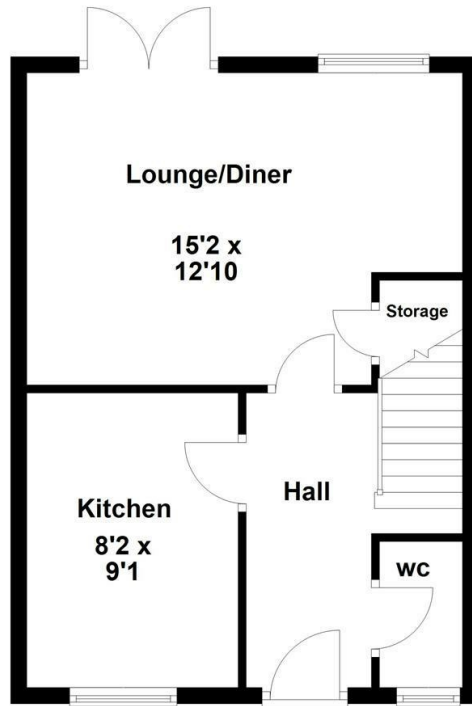


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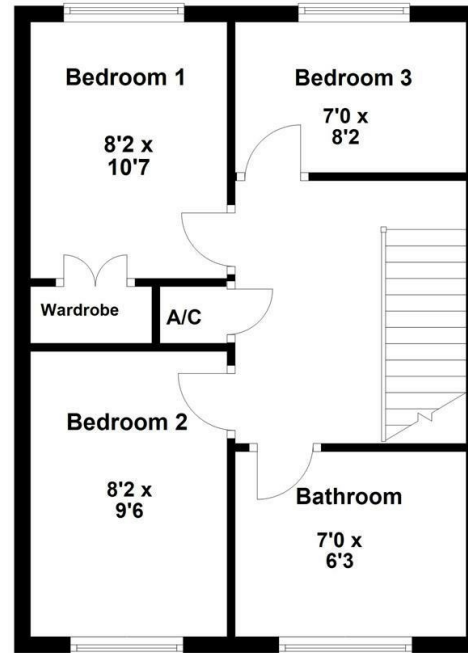
Ground Floor

Approx. 444.0 sq. feet



First Floor

Approx. 444.0 sq. feet



Total area: approx. 887.9 sq. feet



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		
(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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