



25 Foster Way  
Kettering, NN15 7FA



Simpson & Partners

Within a short distance of Kettering mainline railway station, Kettering General Hospital and the town centre, this charming two-bedroom property offers an ideal location for convenience and accessibility. To the front, the home provides off road parking, adding ease for residents and visitors alike.

The property benefits from UPVC double glazing and gas radiator heating, ensuring comfort and energy efficiency all year round. Upon entering, you are welcomed into the entrance hall that leads through to the ground floor accommodation, which comprises a convenient downstairs WC, a fitted kitchen with built in appliances, and a bright and inviting lounge — perfect for relaxing or entertaining.

Ascending to the first floor, you will find two bedrooms. Bedroom one is particularly noteworthy, featuring built-in wardrobes for storage as well as its own en-suite shower room, offering a private retreat for the occupants. The property also boasts a well-appointed three-piece bathroom suite, completing the first floor accommodation.

Outside, the rear of the property is complemented by a beautifully landscaped garden, providing a lovely space for outdoor enjoyment throughout the seasons. Whether you are looking to relax in the sunshine or entertain guests, this garden is sure to impress.

An internal viewing of this delightful property is highly recommended to fully appreciate all it has to offer and to avoid any disappointment. Contact us today to arrange your viewing.

\*\*\*MORE PHOTOS TO FOLLOW SHORTLY\*\*\*

Price £220,000



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</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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