



205 St. Johns Road  
Kettering, NN15 5AW



**Simpson & Partners**

Situated in a sought-after residential area, this well-presented and extended three-bedroom semi-detached home offers generous living space and a fantastic layout ideal for modern family life.

The ground floor features a welcoming porch, leading into a spacious living room/diner, perfect for relaxing or entertaining. To the rear, a superb extended kitchen/breakfast room provides excellent worktop space, ample storage, and a light, open feel. A versatile garden room completes the downstairs accommodation, offering an ideal space for play, dining or a home office.

Upstairs, the property offers three bedrooms and a family bathroom, making it a great option for growing families or those needing additional space.

Outside, the home boasts a good-sized rear garden, ideal for outdoor dining and children's play, along with off-road parking to the front.

Located close to local schools, parks, shops and transport links, this is an excellent opportunity to purchase a spacious, extended home in a popular part of Kettering.

Offers In Excess Of £240,000



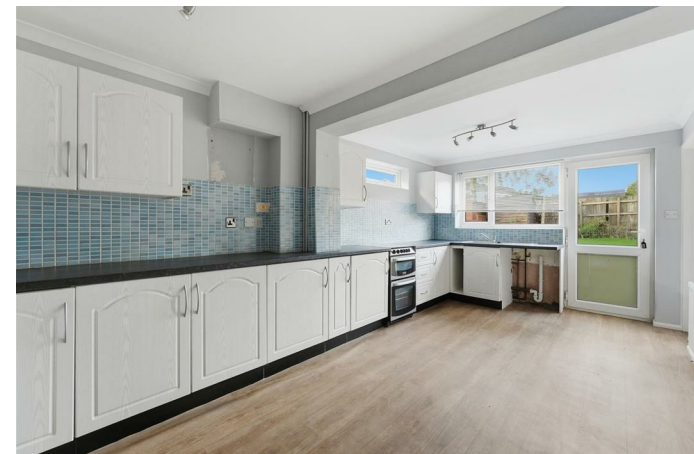
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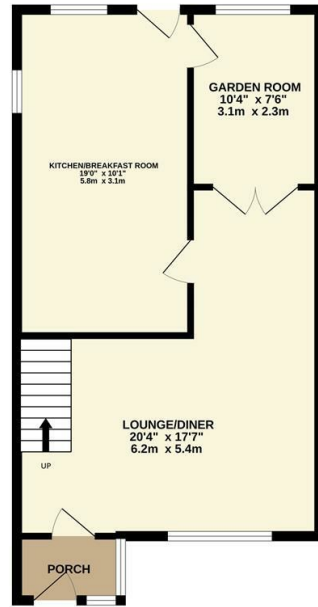
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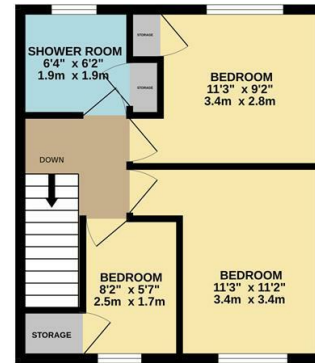
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GROUND FLOOR



1ST FLOOR



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) <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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