



34 Roundhill Road  
Kettering, NN15 6BE



**Simpson & Partners**

This rarely available three bedroom bay double fronted end of terrace property is perfectly positioned within walking distance of the town Centre Kettering, making it ideal for those seeking convenient access to local amenities, shops, and services. The property also benefits from excellent transport links, being within easy reach of Kettering mainline train station. Families will particularly appreciate the close proximity to Hawthorne Primary School, ensuring school runs are stress-free and manageable. The property benefits from Upvc double glazing, along with gas radiator central heating.

The well-planned and versatile accommodation begins with an entrance porch that leads through to a welcoming entrance hall, setting the tone for the rest of this charming home. The bay fronted lounge/dining room is a particular highlight, offering a bright and spacious reception area that is perfect for both relaxing and entertaining guests. The kitchen/breakfast room has been thoughtfully designed to cater to modern family life, providing space for meal preparation and casual dining. A notable feature is the walk in pantry, offering excellent storage solutions and adding a touch of traditional practicality. Adjacent to the kitchen is the bay fronted family room providing additional flexible living space and boasts a feature fireplace that serves as a focal point, creating a cosy atmosphere for family gatherings.

Ascending to the first floor, the landing provides access to three double bedrooms and a large four piece bathroom suite, complete with shower.

Outside there is a front forecourt. However, the true gem lies to the rear, where a superb rear garden awaits. This outdoor haven has been thoughtfully laid out to include a covered seating area, along with additional seating areas that allow you to follow the sun throughout the day.

Offers In Excess Of £250,000



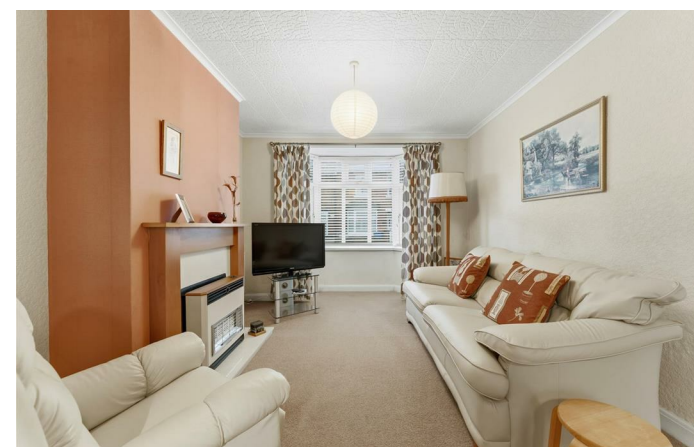
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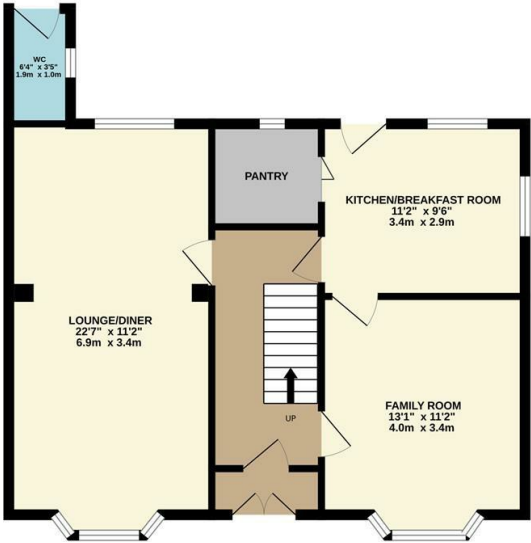


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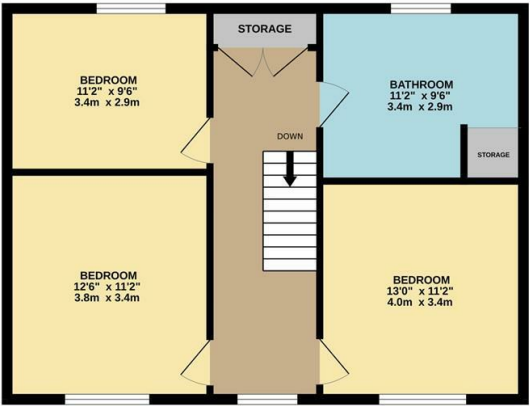


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GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

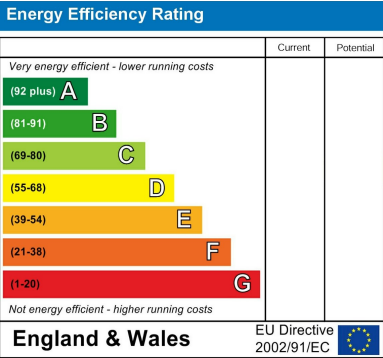


1ST FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.

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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