



46 Carter Avenue
Kettering, NN14 1LZ



Simpson & Partners

Located in the desirable village of Broughton is this generously proportioned three bedroom property that offers excellent family accommodation with both a front garden and a particularly good size rear garden.

The property benefits from modern UPVC double glazing throughout, efficient gas radiator heating to keep you warm during the colder months, and the added advantage of solar panels which will help reduce your energy costs considerably. The well-planned accommodation comprises a welcoming entrance hall that leads to a spacious lounge featuring an attractive log burner, which flows seamlessly in an open plan design to the dining room, creating a wonderful space for family gatherings and entertaining guests. The property also includes a kitchen and the added convenience of a separate utility room, providing excellent storage and functionality.

Moving to the first floor, you will find three good sized bedrooms offering comfortable sleeping arrangements for the whole family, a family bathroom, and the added benefit of a separate WC for additional convenience during busy morning routines.

This charming property represents excellent value and an internal viewing is highly recommended to fully appreciate all that it has to offer and to avoid any disappointment, as properties of this caliber in such a sought-after location tend to attract significant interest.

Price £209,950



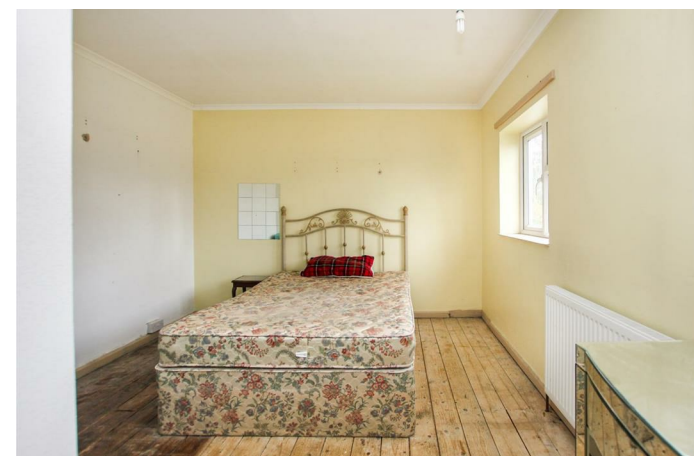
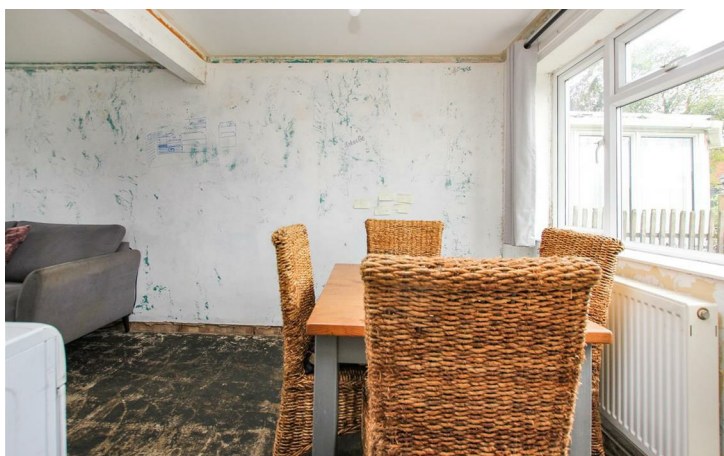
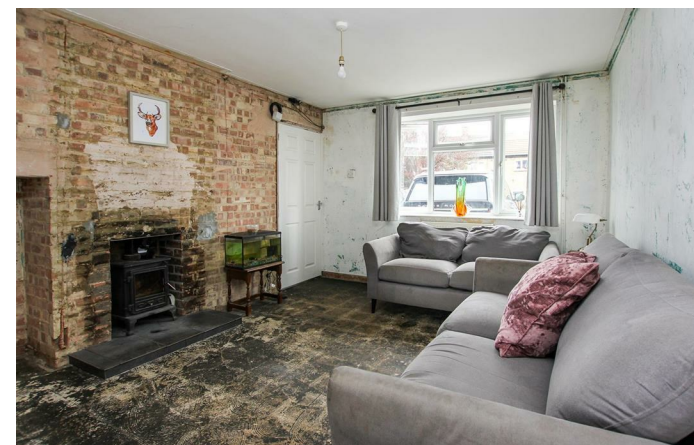
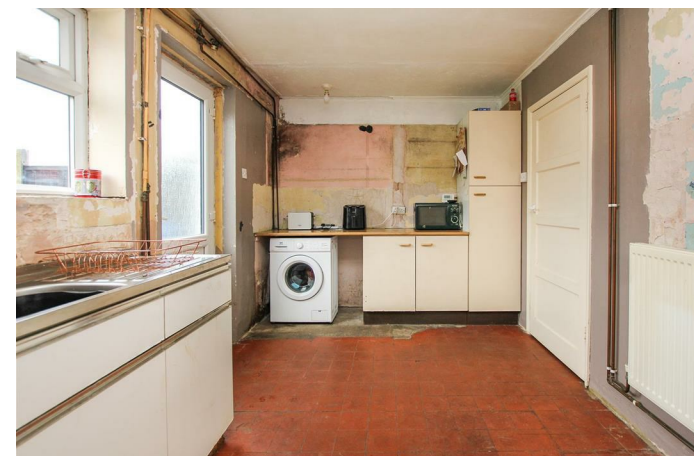
3



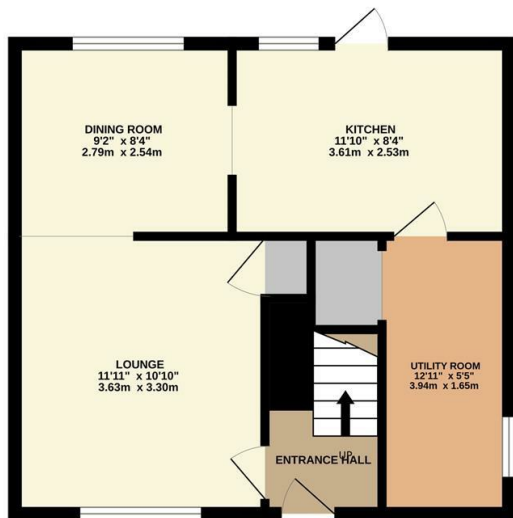
1



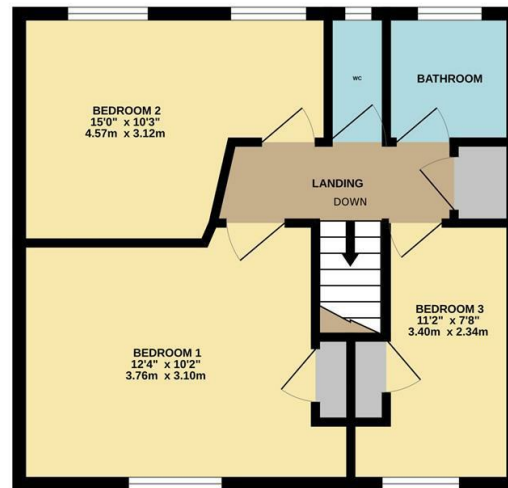
2



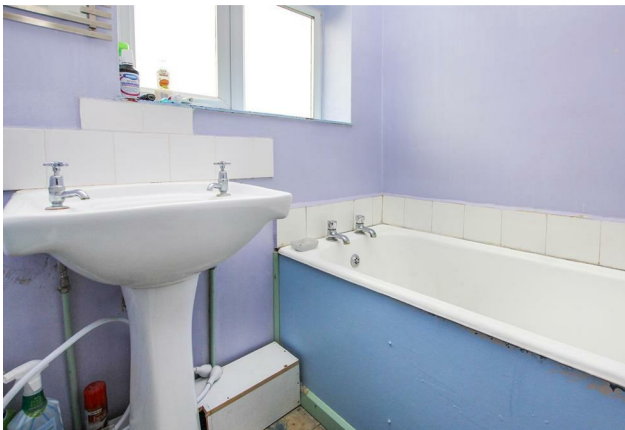
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN