



48 Rushton Road
Kettering, NN14 6HQ



Simpson Ellson

A must-see property – beautifully presented three-bedroom mid-terrace home with off-road parking, offering space, practicality, and convenience, all within walking distance of the high street.

Upon entering the property, you are welcomed by a bright and inviting entrance hall that leads through to a spacious and light-filled dining area. Separate from this, the living room boasts a warm and welcoming atmosphere, enhanced by a charming bay window. Both the lounge and dining room feature working open fireplaces, regularly used by the current vendors to create a cosy and homely feel. The ground floor has recently benefited from new flooring throughout, complementing the immaculate finish of the home.

The dining room provides access to a well-proportioned kitchen, along with a separate utility room. This useful space has been thoughtfully converted by the current owners from the original coal shed, offering excellent storage and rear access to the garden.

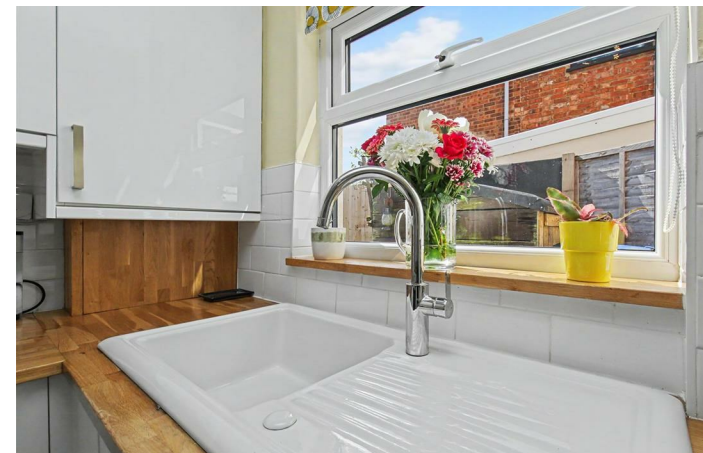
Externally, the rear garden is well maintained and designed for enjoyment, with multiple seating areas ideal for making the most of sunny days, along with a storage shed positioned at the rear.

To the first floor, the property offers a generously sized family bathroom complete with both a separate shower and bath—perfect for a growing family. There are two excellent double bedrooms, including a master bedroom with fitted wardrobes, as well as a third room currently utilised as a home office, which could easily serve as a third bedroom.

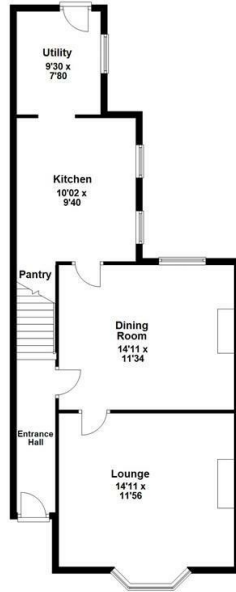
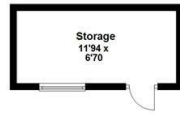
This is a fantastic opportunity to acquire a home that has been exceptionally well cared for and maintained by the current owners—early viewing is highly recommended to fully appreciate the quality on offer.

£270,000

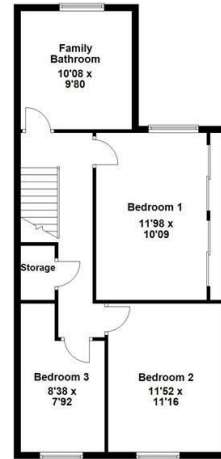
 3  1  2




Ground Floor



First Floor



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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