



6 Goodhew Close
Kettering, NN15 7LZ



Simpson & Partners

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Offered for sale with no onward chain, this impressive four bedroom detached property enjoys a sought-after position on the popular Kettering Leisure Village, complete with block paved off road parking and a double garage. The location is wonderfully convenient, with a parade of shops just a short walk away and both Hall Meadow Primary School and St Thomas More Catholic School within easy walking distance. Kettering's mainline railway station is only a short distance from the property, while the town centre can be reached with a short drive.

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About the Property

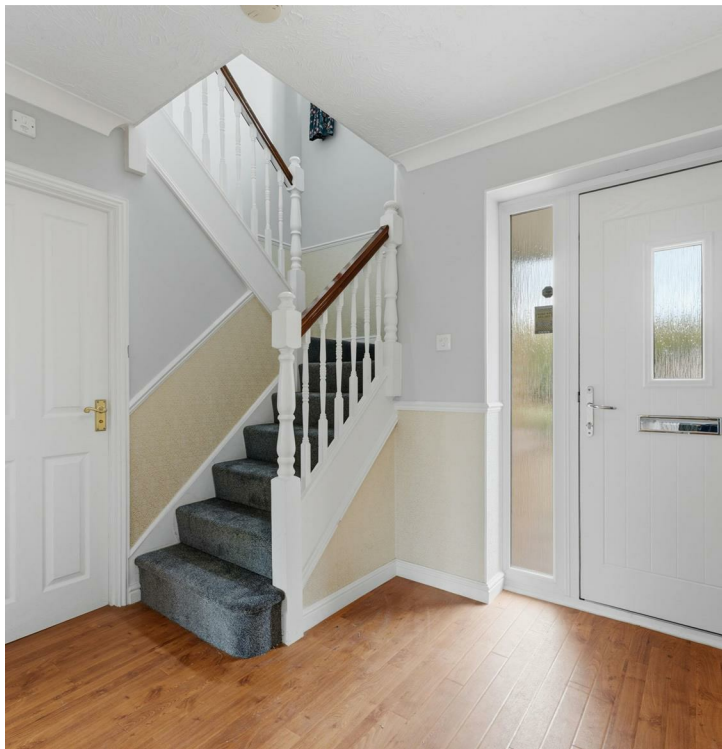
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The property benefits from UPVC double glazing and gas radiator heating. Internally, the accommodation comprises a welcoming entrance hall, a downstairs WC, and a kitchen/breakfast room fitted with a built-in oven and gas hob with extractor hood over, complemented by a separate utility room. The lounge features an attractive feature fireplace and French doors opening out to the landscaped, Westerly facing rear garden, while a separate bay fronted dining room with a charming window seat completes the ground floor.

To the first floor there are four bedrooms, with bedroom one boasting a dressing area with built-in wardrobes and an ensuite shower room. The remaining bedrooms are served by a four piece family bathroom with a separate shower cubicle.

Outside, the property offers off road parking for several vehicles together with a double garage. To the rear lies the beautifully landscaped, Westerly facing garden with a paved seating area, perfect for outdoor entertaining and enjoying the afternoon and evening sun.

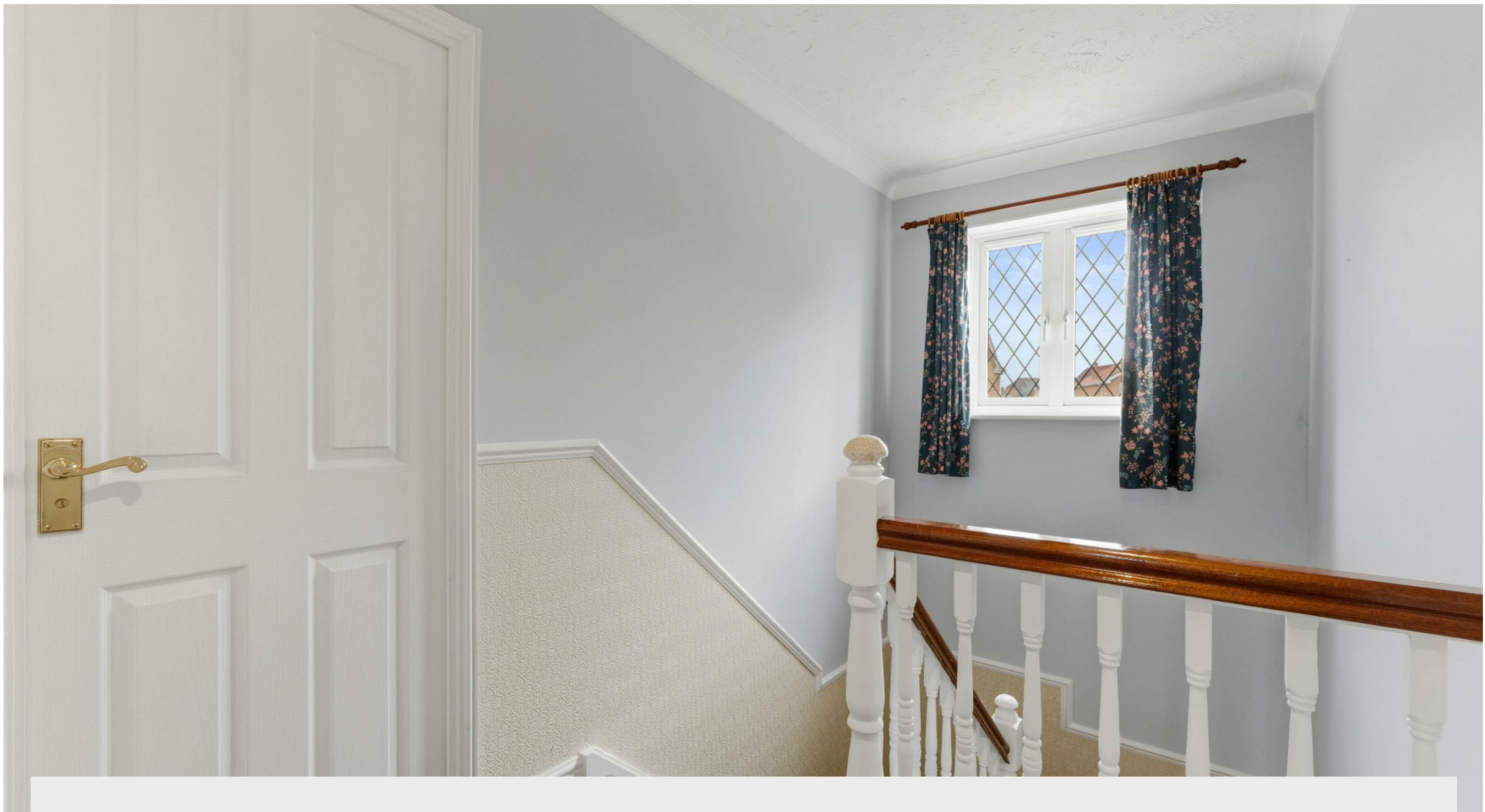
Price £400,000



Entrance Hall:
Downstairs WC:
Kitchen/Breakfast Room:
Utility Room:
Lounge:
Dining Room:
First Floor Landing:
Bedroom 1:
En-Suite Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
,
Bathroom:
Outside:
Front Garden:
Double Garage:
Westerly Facing Rear Garden:







Landscaped Westerly Facing Rear Garden.







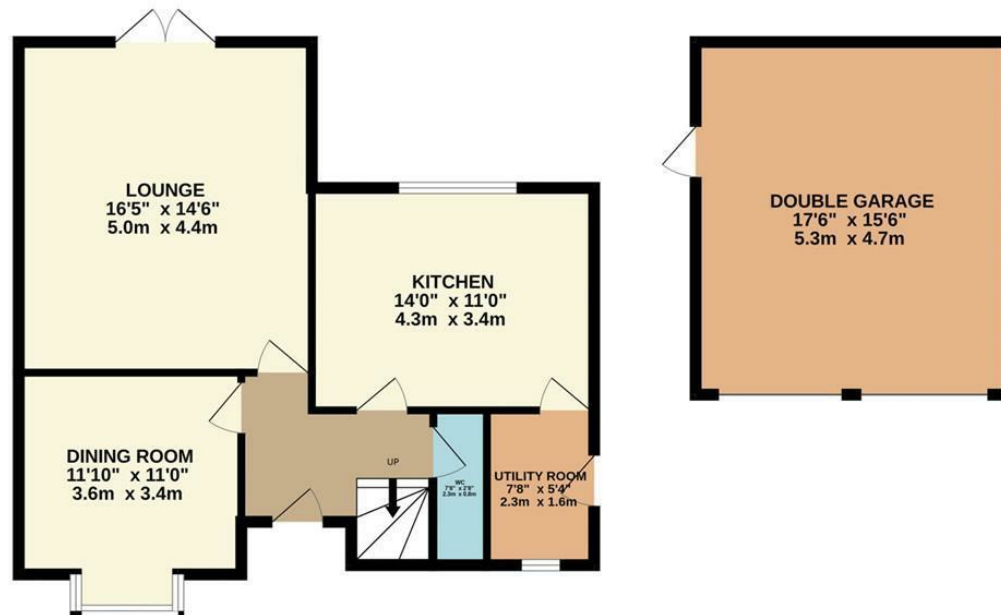
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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 	

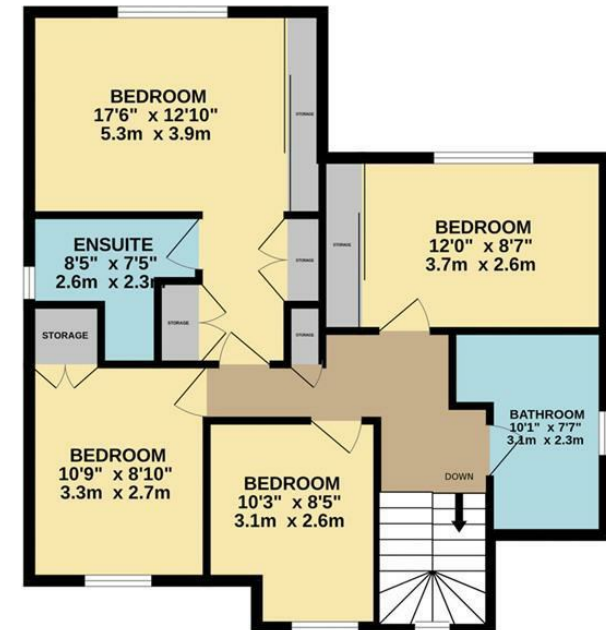


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GROUND FLOOR



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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