



16 Shortland Road
Kettering, NN15 7EW



Simpson & Partners

Ideally situated within easy reach of Kettering General Hospital, the mainline railway station, the A14, and the town centre, is this charming two bedroom end terrace property offers the perfect blend of convenience and comfort. The home features off road parking to the front, providing added practicality for its residents.

The property benefits from UPVC double glazing throughout and gas radiator central heating, ensuring a warm and energy-efficient living environment all year round.

Upon entering, you are welcomed into the entrance hall that leads to a convenient downstairs WC and a well-appointed kitchen complete with built in and integrated appliances. The 15' living room serves as the heart of the home, featuring elegant French doors that open out onto the rear garden, perfect for entertaining or simply relaxing in your own private outdoor space.

Upstairs, the first floor comprises two bedrooms. The principal bedroom is enhanced by the addition of built-in wardrobes, offering storage space. Completing the upper floor is a three-piece family bathroom, neatly appointed to serve the household's needs.

An internal viewing is highly recommended to fully appreciate all that this property has to offer and to avoid any disappointment.

Price £210,000



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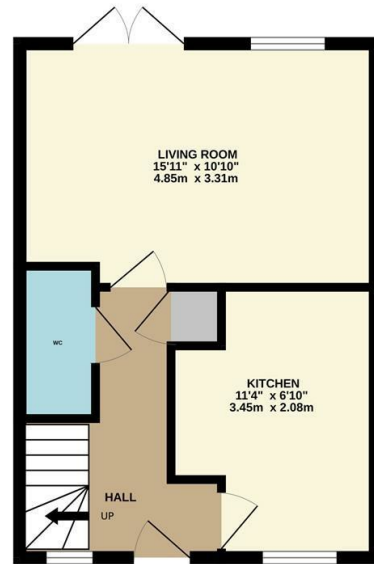
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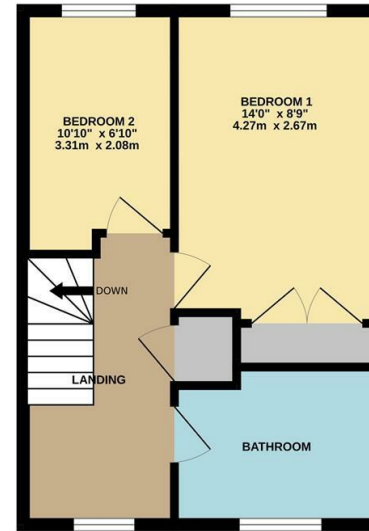
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(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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