



84 Northumberland Road  
Kettering, NN15 6LL



**Simpson & Partners**



Situated in a highly desirable residential area to the south side of Kettering is this immaculately presented two bedroom semi detached home. Being located within close proximity to a host of amenities including schools, shops and great transport links; married with the fact that this home has been renovated to a high standard and on an envious plot with garage, this would be perfectly suited to a first time buyer, home mover or investment buyer.

Upon entry you are greeted by a welcoming entrance hall that leads through to a spacious dual aspect lounge/ diner. The lounge/ diner is filled with natural light and further boasts a beautiful remote controlled gas, log burner-effect fire, and also french doors providing access to rear garden and access to a modern refitted kitchen. The kitchen itself has been thoughtfully designed and provides a mixture of both wall and base units, space for appliances and a breakfast bar; perfect for those busy mornings.

To the first floor are two generously sized bedrooms with the master bedroom benefitting from two large windows filling this room with an abundance of natural light. Furthermore is a beautifully refitted, contemporary shower room with a stunning walk in double shower.

To the rear of the property you will find a stunning manicured garden with patio area, raised sleeper bedding area and the remainder being laid to lawn, all inter connected with a path leading to all areas. To the side is a well proportioned hard standing area with access to the front that can be redesigned to create an area of peace and tranquillity away from the main garden or primed to provide an extension to the property (subject to planning permission).

To the front is a large mainly laid to lawn garden, enclosed by a picket fence and a recently block paved hard standing area that would make an ideal driveway (subject to planning permission).

Price £220,000



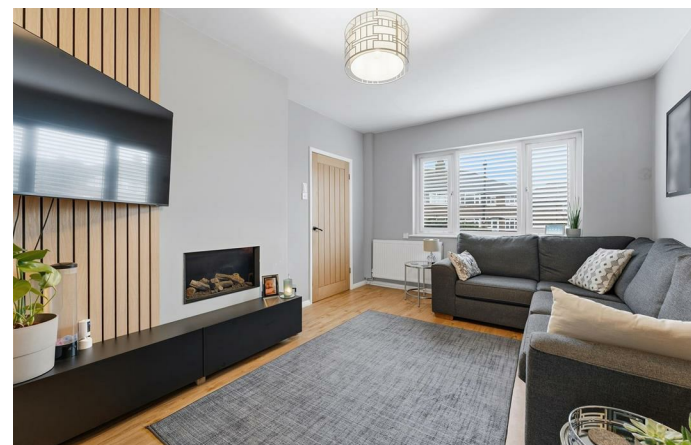
2



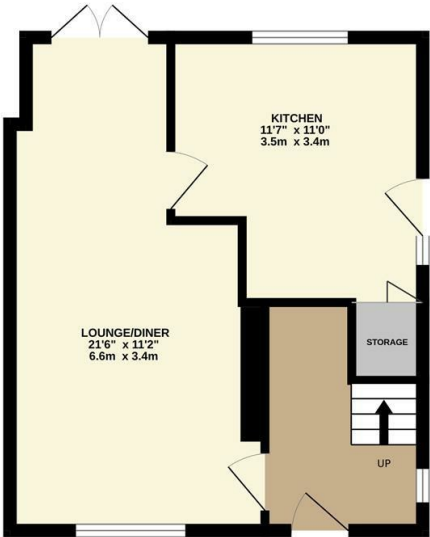
1



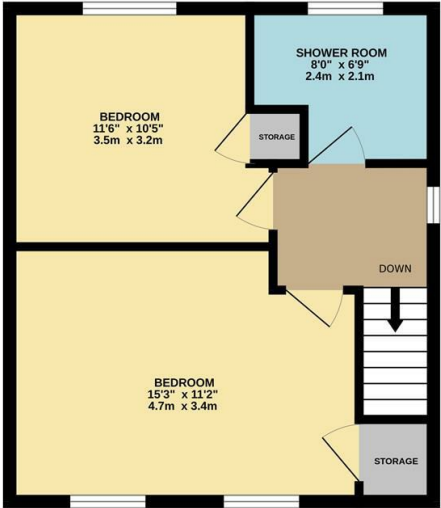
nil



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 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.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:kettering@simpsonandpartners.co.uk)

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

1 Silver Street, Kettering, Northants, NN16 0BN