



5 Meadway Close  
Kettering, NN15 6QG



**Simpson & Partners**

NO CHAIN - This mature bay fronted three bedroom semi-detached property is situated within walking distance of Kettering's famous Wicksteed Park, offering convenient access to one of the area's most beloved attractions. The property also benefits from being within walking distance of St Edward's Catholic Primary School, while the town centre is just a short drive away, providing excellent local amenities and transport links.

The property has been well maintained, with a new roof installed in July 2022, and further benefits from UPVC double glazing and gas radiator heating, ensuring comfort and energy efficiency. Off road parking is available along with a garage, providing secure storage and parking solutions.

The accommodation comprises a 26' bay fronted lounge/dining room featuring an attractive fireplace that serves as a focal point for the space. The fitted kitchen offers practical living space and provides direct access to the rear garden. On the first floor, there are three well-proportioned bedrooms, with the principal bedroom showcasing stripped and stained floorboards that add character and charm. The four-piece bathroom suite includes a separate shower cubicle, providing both bathing options.

Outside, the property offers a front garden and a particularly appealing tiered rear garden with various seating areas, perfect for relaxing and entertaining during warmer months. Given the property's location, features, and condition, an internal viewing is highly recommended to fully appreciate what this charming home has to offer.

Offers In Excess Of £240,000



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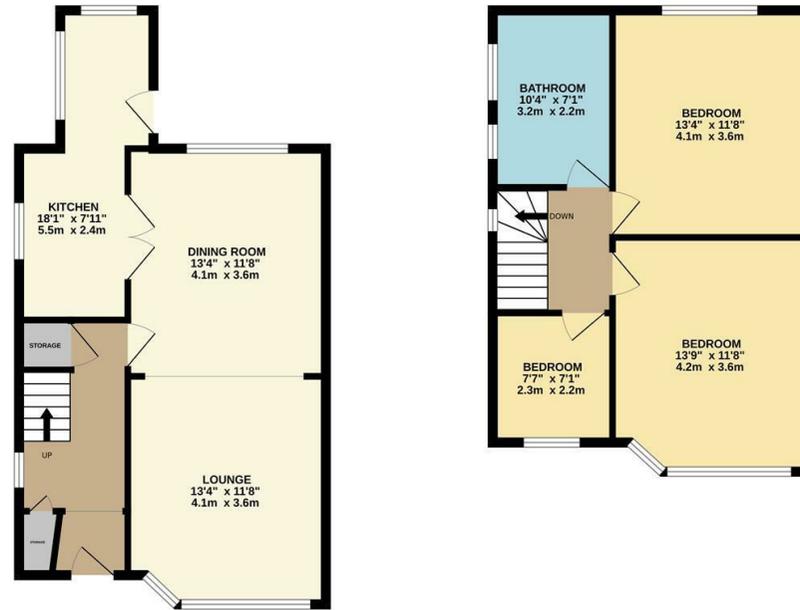


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GROUND FLOOR

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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