



11 St. Michaels Road
Kettering, NN15 6AS



Simpson & Partners

Tucked within easy walking distance of both Kettering town centre and Kettering Mainline Railway Station, this wonderfully quirky extended four bedroom detached property is something rather special. Offering a Southerly facing rear garden, off road parking, UPVC double glazing and gas radiator heating throughout, it delivers all the practical comforts of modern living while never losing sight of its charm and personality.

Step through the entrance hall and into a sitting room that immediately sets the tone, complete with a feature fireplace and a genuine working open fire, framed beautifully by stripped and stained floorboards. From here the home truly opens up, flowing seamlessly into a light and airy conservatory/dining room, which in turn continues open plan into a stylish modern fitted kitchen finished with a built in stainless steel double oven and hob. The space carries on further still into a delightful bay fronted snug, creating a sociable, connected layout that is perfect for everyday family life and equally brilliant for entertaining. Just off the conservatory/dining room you will also find a handy utility area and a downstairs shower room/wc, adding real day to day convenience.

Upstairs, the accommodation continues to impress with four well proportioned bedrooms. Bedroom one is a genuine highlight, boasting a beautiful cast iron fireplace and its own door leading out to a private roof garden. Bedroom two carries the home's signature character with stripped and stained floorboards and a further cast iron fireplace, while bedroom three also enjoys those attractive stripped and stained boards. Bedroom four offers welcome flexibility and would make an excellent study or home office. Completing the first floor is a white three piece bathroom suite.

Outside, the mature Southerly facing rear garden is a real sun trap and a joy throughout the seasons, with various timber sheds benefitting from power connected, ideal for storage, hobbies, or a workshop retreat.

Price £349,995



4



2



3

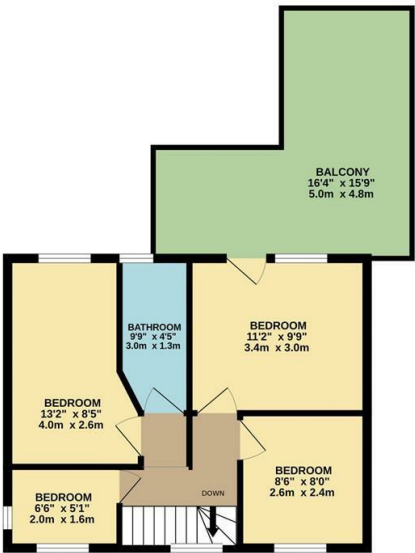


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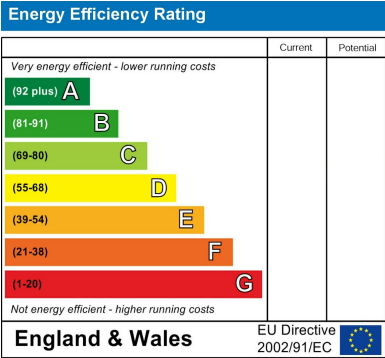
GROUND FLOOR



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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