



99 Cheyne Walk
Kettering, NN15 7EE



Simpson & Partners

Ideally situated within walking distance of Kettering's renowned Wicksteed Park and a host of local amenities, this larger-than-average three-bedroom semi-detached home offers an exceptional living opportunity that truly must be seen to be appreciated.

Enjoying a private aspect to the front, the property is not overlooked, providing a welcome sense of seclusion. Practical benefits include UPVC double glazing throughout and gas radiator central heating, ensuring comfort and energy efficiency all year round.

Upon entering, you are greeted by an entrance hall that leads through to the well-appointed ground floor accommodation. A convenient downstairs WC adds practicality, while the kitchen comes equipped with a range of built-in appliances, making it a fantastic space for everyday cooking and entertaining alike. The generous lounge/dining room serves as the true heart of the home, featuring a charming log burner that creates a warm and inviting atmosphere during the cooler months. Patio doors open seamlessly into a bright conservatory, which in turn provides direct access to the rear garden — perfect for indoor-outdoor living.

Upstairs, the first floor comprises three good-sized bedrooms, each offering ample space for family living or guest accommodation. The impressive three piece bathroom suite, caters to the needs of a busy household with ease.

Externally, the property benefits from both front and rear gardens, along with a carport, off-road parking and a single garage, providing excellent convenience for vehicle owners.

This is a truly desirable family home in a sought-after location — book your appointment to view today before it's gone!

Price £320,000



3



1



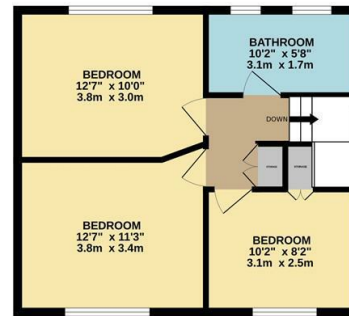
2



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) A		
(81-91) B		
(69-80) C		
(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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