



9 French Drive
Kettering, NN15 5BT



Simpson & Partners

Located on the sought-after Ise Lodge development, this impressive extended three bedroom detached property offers versatile family living with the added convenience of off road parking and a garage. The property benefits from upvc double glazing throughout, gas radiator heating and cost-saving solar panels, making it both comfortable and economical to run.

The well-planned accommodation comprises a welcoming entrance hall leading to a downstairs WC for added convenience. The generous 15' lounge flows seamlessly in an open plan design to a dedicated play room, which features attractive French doors opening onto the rear garden, creating a wonderful space for family life and entertaining. The 14' kitchen/dining room provides space for meal preparation and family dining, whilst a separate study offers the perfect home working solution. Adding to the ground floor appeal is a delightful garden room complete with contemporary bifold doors that flood the space with natural light and provide easy access to the enclosed rear garden.

On the first floor, you'll find three well-proportioned bedrooms, with the principal bedroom benefiting from practical fitted wardrobes for excellent storage. The accommodation is completed by a family bathroom serving all three bedrooms. The enclosed rear garden provides a private outdoor space perfect for relaxation and family activities. An internal viewing is highly recommended to fully appreciate all that this wonderful property has to offer and to avoid any disappointment.

Offers In Excess Of £300,000



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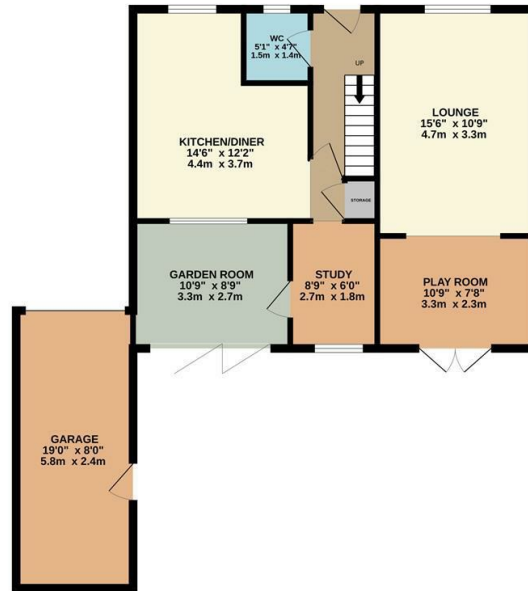
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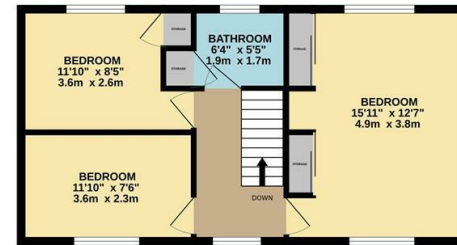
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GROUND FLOOR



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) 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	71	77
	EU Directive 2002/91/EC	



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