



9 Heritage Court
Kettering, NN16 0DU



Simpson & Partners

Nestled in the charming Heritage Court of Kettering, this splendid property is situated within a conservation area and just a short stroll from the vibrant town centre. The residence is presented in first-rate condition throughout, ensuring a welcoming atmosphere for its new occupants.

Spanning three floors, the accommodation features three well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests. The heart of the home is undoubtedly the stunning kitchen/diner, which is ideal for both everyday meals and entertaining. Additionally, a separate utility room enhances practicality, while a study offers a quiet space for work or study. A convenient downstairs WC adds to the functionality of the ground floor.

On the first floor, you will find a comfortable lounge, perfect for relaxation, alongside the Master bedroom and en-suite. On the second floor you will find a further two bedrooms and family shower room. The property benefits from gas-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the delightful low-maintenance rear garden provides a serene retreat, ideal for enjoying the outdoors without the burden of extensive upkeep. To the front, there is parking available for two vehicles, along with further guest parking, making this home not only stylish but also practical for modern living.

This property is a rare find in Kettering, combining contemporary comforts with a prime location. It is an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the tranquillity of a conservation area.

Agents note; There is an uncapped monthly service charge of £50 is for tending the communal gardens and cleaning the properties windows.

Price £315,000



3



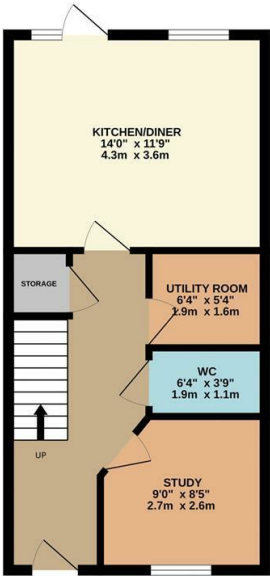
2



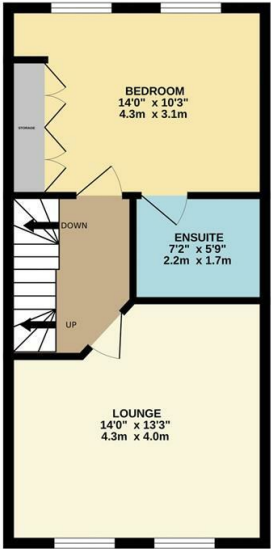
2



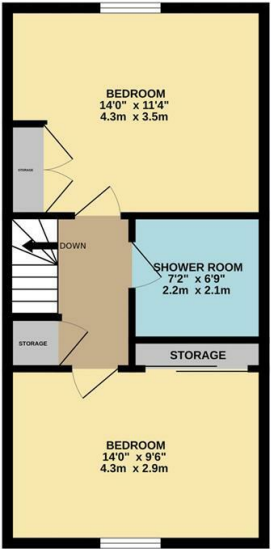
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2026



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	



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

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

1 Silver Street, Kettering, Northants, NN16 0BN