



11 Ironwood Avenue  
Kettering, NN14 2JJ



**Simpson Ellson**

Substantial Five-Bedroom Detached Residence | Arranged Over Three Floors | Sought-After Grange Development

Situated in a prominent position to the popular Grange Development, this impressive five-bedroom detached home offers spacious and adaptable accommodation set across three well-designed floors—perfect for modern family living.

The property is ideally placed for convenient access to local amenities, well-regarded schools, and excellent transport connections, making it an attractive choice for families seeking both comfort and practicality.

#### Ground Floor

Upon entering, a bright and welcoming hallway leads through to the main living areas. The centrepiece of the home is a generous open-plan kitchen and breakfast space, designed with both everyday living and entertaining in mind.

Additional ground floor features include:

- A dedicated playroom, ideal for families with young children
- A separate study, currently utilised as a games room
- A useful utility room
- A ground floor cloakroom (W/C)

The first floor provides a versatile layout, including a spacious lounge filled with natural light—perfect as a relaxing family space.

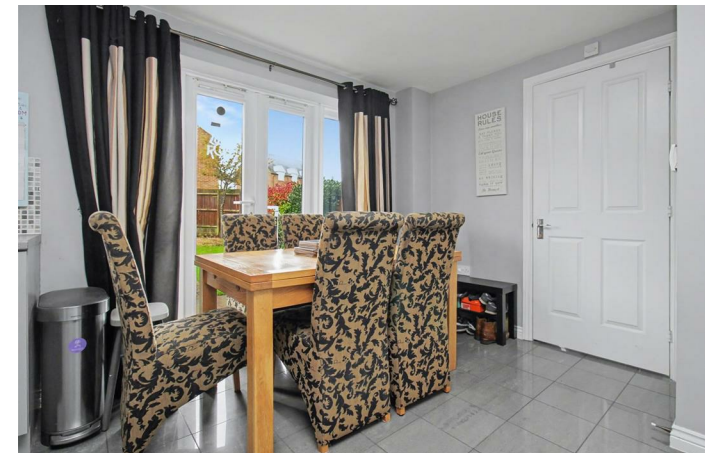
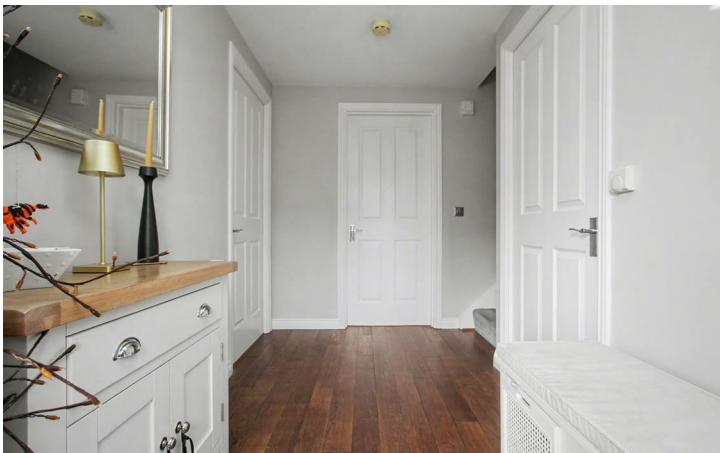
There are also two comfortable double bedrooms on this level, along with a conveniently located W/C/Shower Room.

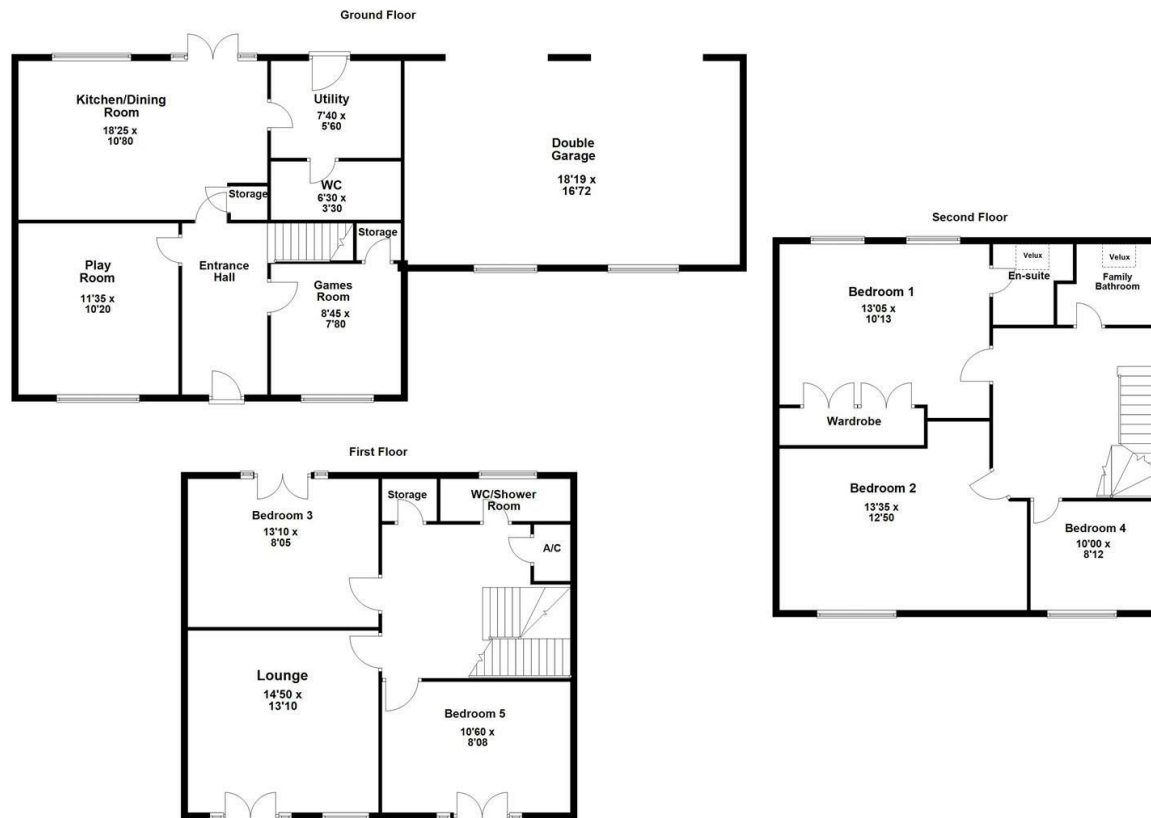
#### Second Floor

The upper floor accommodates three further double bedrooms, offering ample space for larger households.

The principal bedroom benefits from fitted storage and a private en-suite, while the remaining bedrooms are served by a modern family shower room.

£360,000





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>		
(55-68) <b>D</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	





**Simpson  
Ellson**

T: 01536 645960

E: [rothwell@simpsonellson.co.uk](mailto:rothwell@simpsonellson.co.uk)



01536 645960

[rothwell@simpsonellson.co.uk](mailto:rothwell@simpsonellson.co.uk)

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

32 High Street, Rothwell, Northants, NN14 6BQ