



52. St. Vincents Avenue  
Kettering, Northamptonshire NN15 5UU



**Simpson & Partners**

Nestled within the highly sought-after Ise Lodge development, this stunning extended three-bedroom semi-detached property offers an exceptional family home that truly must be seen to be appreciated.

The property enjoys the convenience of off-road parking to the front, with additional off-road parking available, ensuring ample space for multiple vehicles. Benefiting from UPVC double glazing throughout, gas radiator heating, and modern solar panels, this home is as efficient as it is impressive. Indeed, the property boasts an outstanding energy rating of A93, making it exceptionally cost-effective to run and a fantastic choice for the environmentally conscious buyer.

Upon entering, you are welcomed into a well-presented entrance hall that leads through to a beautiful bay-fronted lounge, flooding the space with natural light. The generous kitchen and dining room comes fully equipped with built-in appliances, providing the perfect setting for everyday family life and entertaining alike. Additional ground-floor accommodation includes a practical cloaks cupboard and a convenient downstairs WC. A lovely conservatory extends the living space further, offering seamless access out to the rear garden — ideal for relaxing or enjoying alfresco dining during the warmer months.

Upstairs, the first floor comprises three well-proportioned bedrooms, complemented by a luxury fitted shower room.

The current owner has lovingly resided in the property since 2011 and over the years has vastly improved and enhanced the home to the exceptional standard it presents today. Every detail reflects genuine pride of ownership and a commitment to quality.

An internal viewing is highly recommended to fully appreciate everything this superb home has to offer. Properties of this calibre on the Ise Lodge development are always in high demand, so early enquiries are strongly encouraged.

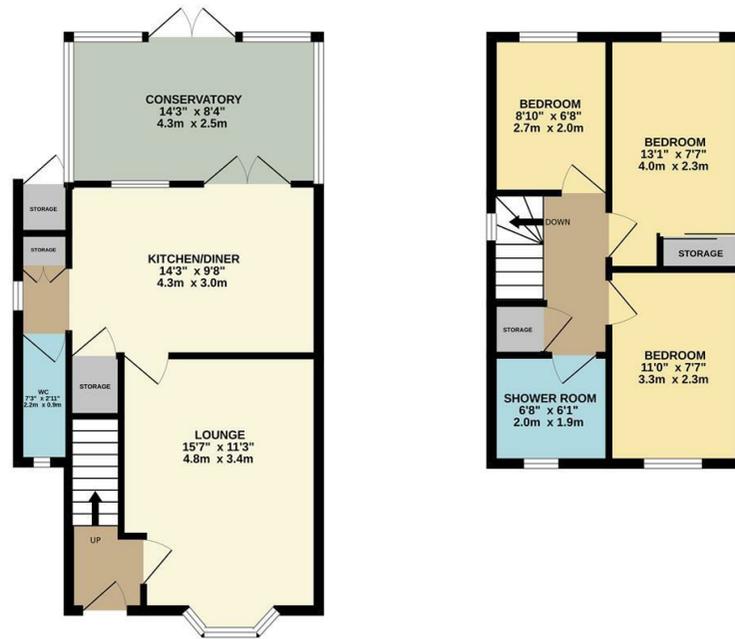
Offers In Excess Of £260,000

 3  1  2



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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 Measure (2020).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>95</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	



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