



8 West Way
Kettering, NN15 7LE



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Offered for sale with no onward chain, this wonderful three double bedroom semi-detached property is a fantastic opportunity for anyone seeking a spacious family home with a truly generous rear garden. Perfectly positioned within walking distance of Kettering mainline railway station, with Kettering town centre a pleasant walk or short drive away, and excellent short cuts for walkers, away from main roads. The home offers superb convenience for commuters and families alike. St. Thomas More Catholic Primary School is also within easy walking distance, while Hall Meadow Primary School sits just a short distance away, making this an ideal location for growing families.

The property benefits from UPVC double glazing and gas radiator heating throughout, ensuring comfort and efficiency all year round. Stepping inside, you are welcomed by an entrance hall that leads to a modern fitted downstairs WC and a bright white fitted kitchen, complete with a built-in double oven and induction hob (to be fitted). A charming serving hatch connects the kitchen to the dining room, adding a delightful touch of practicality. The inviting lounge features patio doors that open directly onto the rear garden, flooding the space with natural light, while an archway flows seamlessly through to the dining room, which enjoys lovely views over the garden.

Upstairs, the first floor boasts three genuinely double bedrooms, with bedroom one benefiting from fitted wardrobes, all served by a stylish modern three-piece shower room.

Externally, the property continues to impress. There is off-road parking to the front, while the established rear garden is a real highlight, featuring a timber decked seating area, a summerhouse, two garden sheds, and a further paved seating area alongside a well-kept lawn, perfect for entertaining, relaxing, or simply enjoying the outdoors.

An internal viewing is an absolute must to fully appreciate everything this superb property has to offer!

Price £335,000



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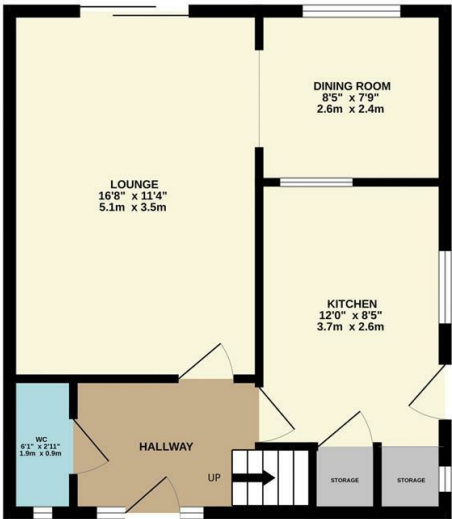


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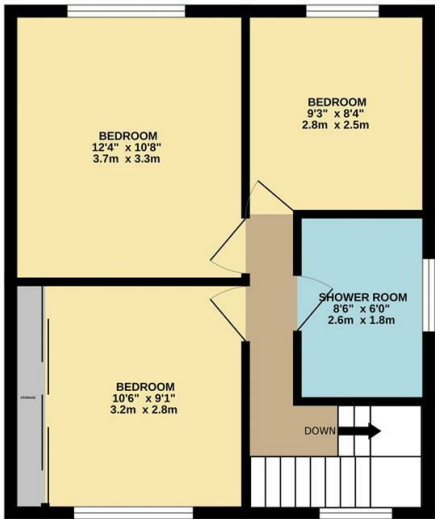


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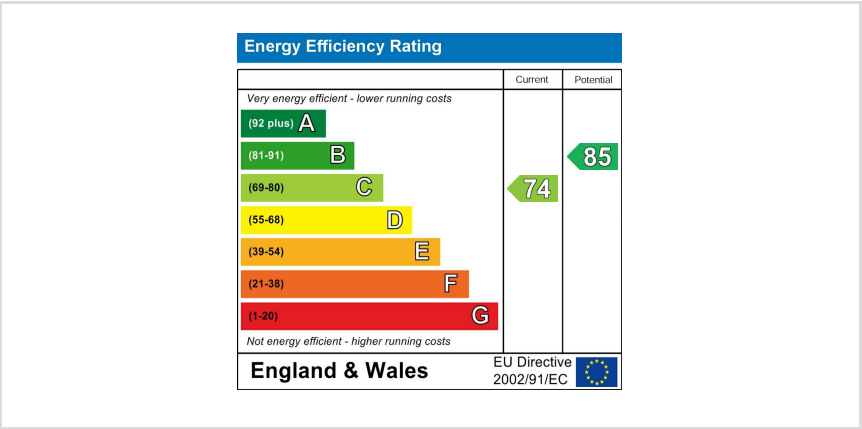
GROUND FLOOR



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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