



16 Roundhill Road
Kettering, NN15 6BE



Simpson & Partners

This charming mature bay fronted semi detached property is ideally situated within walking distance of Kettering town centre, Kettering's mainline railway station and Hawthorn Road primary school, making it perfect for families and commuters alike. Offered for sale with no onward chain, this home provides a straightforward purchasing opportunity. The property benefits from UPVC double glazing throughout and part gas radiator heating for comfort and efficiency.

The well-proportioned accommodation comprises of entrance hall that leads to a bay fronted lounge featuring a fireplace with a working open fire, creating a warm and inviting atmosphere. A separate dining room provides versatile living space, whilst the kitchen offers practical amenities for everyday living. Additional ground floor facilities include a useful utility room and a convenient downstairs WC. On the first floor, you'll find three good-sized bedrooms alongside a wet room, providing comfortable accommodation for the whole family.

Outside, the property offers a beautifully landscaped rear garden, complete with a timber decked seating area perfect for outdoor entertaining and relaxation. An internal viewing is highly recommended to avoid any disappointment and to fully appreciate all that this delightful home has to offer.



Offers In Excess Of £220,000

3 1 2



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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