



47 Wagtail Way  
Kettering, NN14 4GQ



**Simpson & Partners**



Set within the highly sought-after Nurseries development, this beautifully presented four-double-bedroom family home enjoys a particularly attractive and convenient position. Offered to the market with no forward chain, the property is ideally situated within easy walking distance of the local school, shops, and a range of everyday amenities.

Upon entering, you are welcomed by a spacious entrance hall that leads to a useful cloakroom/WC and a modern, well-appointed kitchen-dining room. This impressive space features integrated appliances and French doors opening directly onto the rear garden—perfect for family meals or entertaining. Completing the ground floor is a comfortable and inviting living room.

The first floor hosts the generously sized master bedroom with its own en-suite shower room, a further double bedroom, and the contemporary family bathroom. The second floor provides two additional double bedrooms along with a separate shower room, making it ideal for growing families or those needing flexible guest or office space.

Outside, the enclosed rear garden is mainly laid to lawn and offers a safe, peaceful area for relaxation or play. The property also benefits from a detached single garage and ample driveway parking for multiple vehicles.

Early viewing is strongly recommended to appreciate all that this delightful home has to offer. Energy rating: to be confirmed.

£355,000



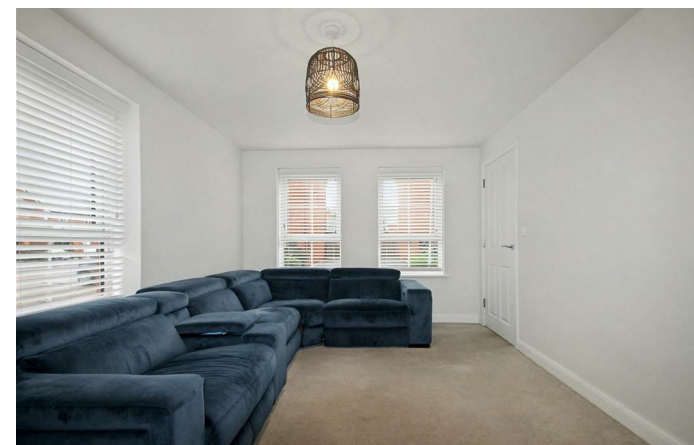
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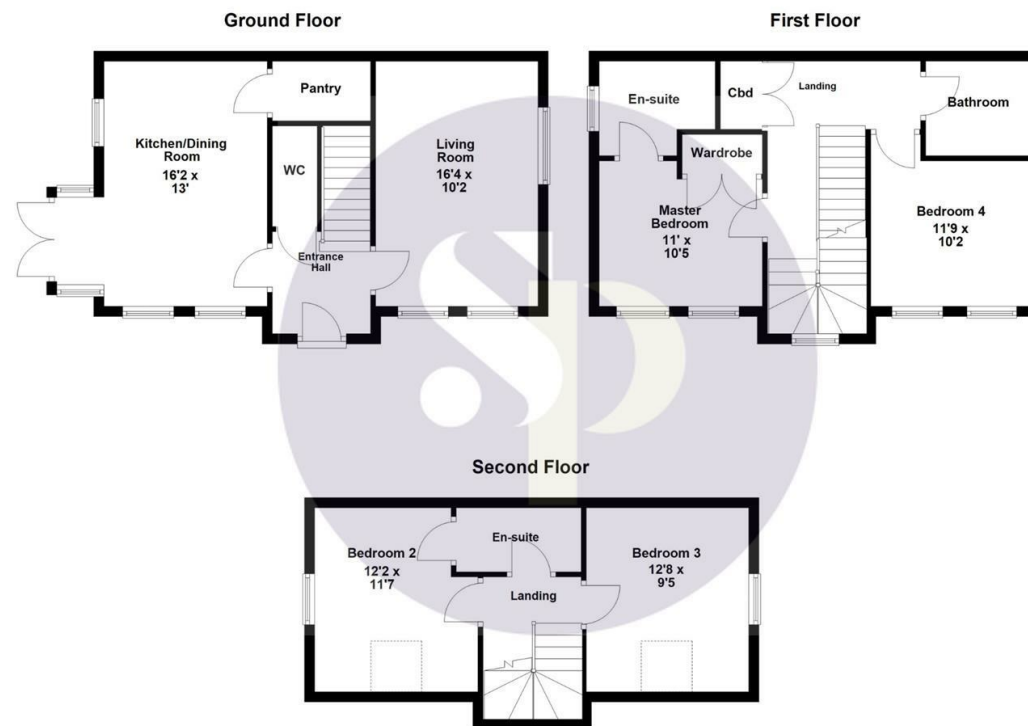


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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