





20 Hall Close  
Kettering, NN15 7LQ



**Simpson & Partners**

## 20 Hall Close

This superb three/four bedroom detached property is situated within convenient distance of Kettering town centre, Kettering mainline station and Kettering General hospital, making it an ideal location for families and commuters alike. The property occupies a generous plot of 0.20 acres and offers off road parking for several vehicles along with a single garage, ensuring ample space for modern family living.

 4  3  3



## About the Property

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Benefitting from upvc double glazing and gas radiator heating, the versatile accommodation is thoughtfully arranged across two floors. Upon entering through the porch and entrance porch, you are greeted by a welcoming 20' x 19' lounge featuring double doors that flow seamlessly into the dining room, perfect for both everyday living and entertaining guests. The luxury fitted kitchen is equipped with built in and integrated appliances, providing a contemporary space for culinary pursuits. The ground floor continues with an inner hall leading to 14' bedroom three, which includes built in wardrobes for convenient storage, and a flexible snug or fourth bedroom. A delightful 19' conservatory extends the living space, offering a bright area to relax, while a downstairs shower room with plumbing for a washing machine adds practical convenience.

Ascending to the first floor, you will find two further double bedrooms, both offering excellent proportions. Bedroom one features useful eaves storage and benefits from a luxury fitted en-suite shower room, creating a private retreat. Bedroom two also enjoys eaves storage, while a luxury fitted family bathroom completes the upstairs accommodation. The property is complemented by beautifully landscaped front and rear gardens, providing outdoor space for relaxation and recreation. A particular highlight is the superb cabin/office, complete with power and lighting connected, insulation and air conditioning, offering an ideal workspace for those working from home. An internal viewing is a must to fully appreciate this superb home

**Price £450,000**



- Porch:
- Entrance Porch:
- Lounge:
- Inner Hall:
- Kitchen:
- Dining Room:
- Bedroom 3:
- Snug/Bedroom 4:
- Conservatory:
- Downstairs Shower Room:
- First Floor Landing:
- Bedroom 1:
- En-Suite:
- Bedroom 2:
- Bathroom:
- Outside:
- Front Garden:








Superb Family Home.





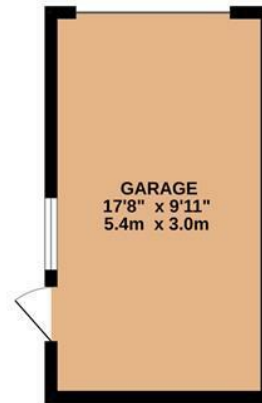
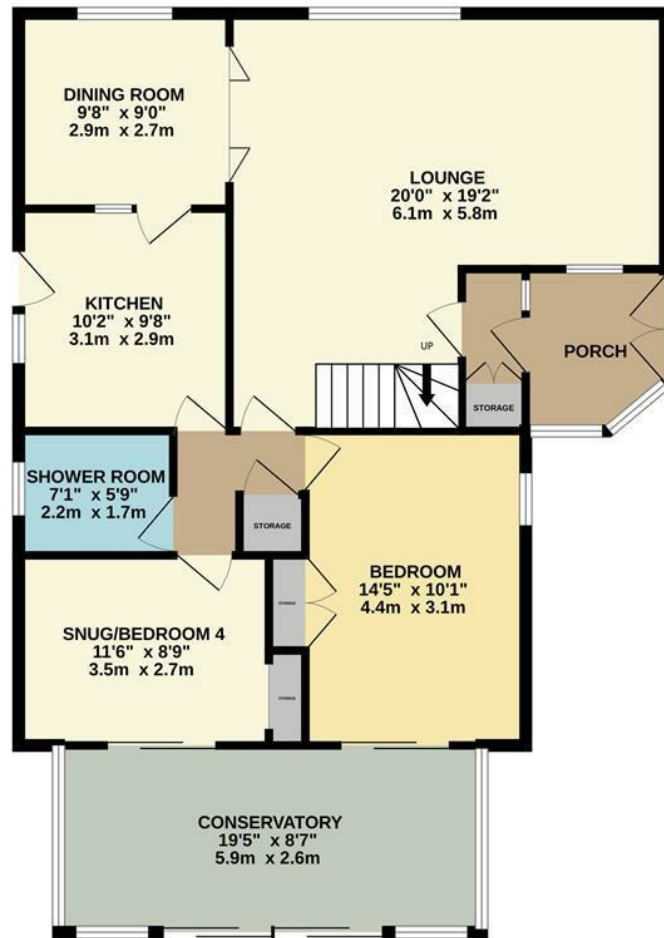


### Energy Efficiency Rating

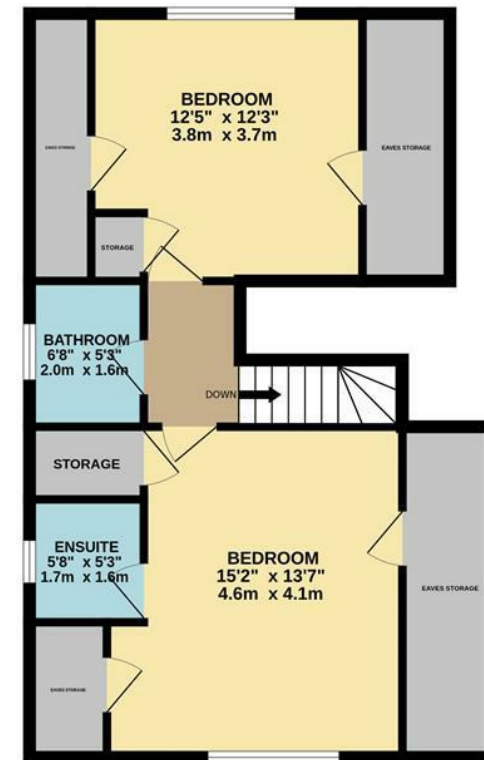
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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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