



144 Wellington Street

Kettering, Northamptonshire NN16 8RL



**Simpson & Partners**

Located within easy walking distance of Kettering's vibrant town centre, this superbly presented three double bedroom terrace property is a true gem that combines period charm with contemporary living. Its enviable location places Kettering mainline railway station and Kettering General Hospital just a short distance away, making it an ideal choice for commuters, healthcare professionals, and anyone who values convenience without compromising on comfort.

Step through the welcoming entrance hall and you'll immediately appreciate the quality on offer throughout. The inviting lounge provides a cosy space to relax and unwind, while the superb 14' kitchen/dining room is sure to be the heart of the home. Thoughtfully fitted with built-in appliances, it offers the perfect setting for everything from busy weekday breakfasts to leisurely dinner parties with friends. Flowing seamlessly from here is a delightful 13' conservatory, a wonderfully versatile space bathed in natural light that could serve as a second sitting room, a home office, or a peaceful spot to enjoy your morning coffee while overlooking the garden.

Ascend to the first floor and you'll discover two generously proportioned double bedrooms, both offering ample space for furniture and storage. These are complemented by a modern and contemporary three-piece bathroom suite, finished to an impressive standard. The second floor is home to the show-stopping main 19' bedroom, a private retreat set apart from the rest of the house and complete with a stunning en-suite shower room that adds a touch of everyday luxury.

Practical benefits abound, with UPVC double glazing and gas radiator heating ensuring the home stays warm, efficient, and comfortable all year round. Outside, the low-maintenance rear garden provides an attractive outdoor space for al fresco dining or simply soaking up the sunshine, while a handy brick store offers valuable additional storage for bikes, tools, or garden furniture.

Price £180,000



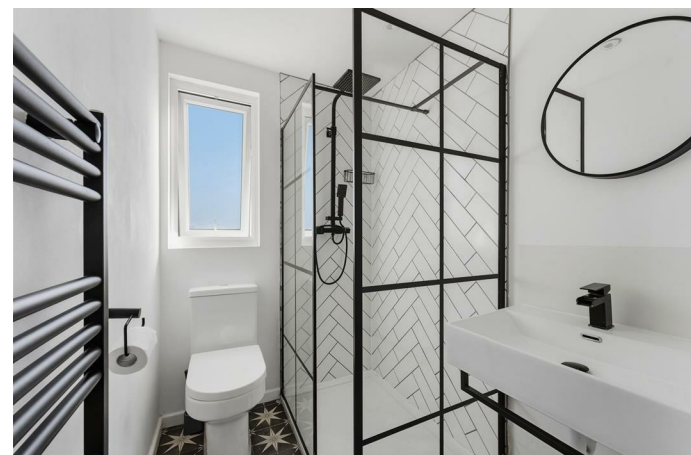
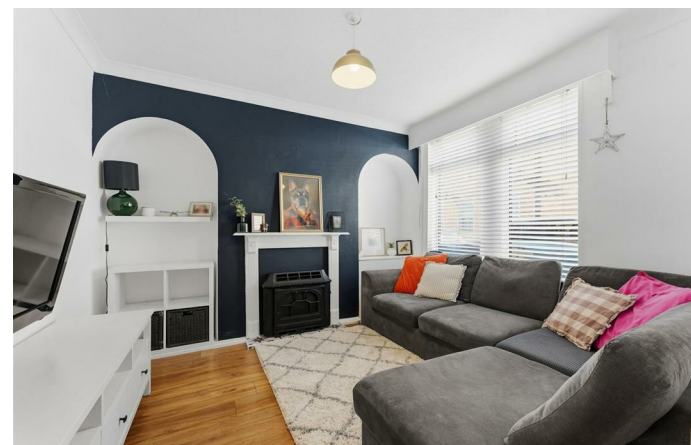
3



2



2



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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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| 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<br>2002/91/EC |           |



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