



18 Edinburgh Road  
Kettering, NN16 8NZ



**Simpson & Partners**

Situated on the popular Edinburgh Road, this well-presented three-bedroom terraced home offers spacious and practical accommodation, ideal for families, first-time buyers, or investors alike.

The property is entered via an entrance hallway which provides access to a generous through lounge/diner, offering an excellent open-plan living and dining space with plenty of natural light. To the rear is a fitted kitchen, providing access to the garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, offering a private outdoor space suitable for relaxing or entertaining.

Further advantages include gas central heating and double glazing throughout.

Conveniently located close to local amenities, schools, and transport links, this property represents a fantastic opportunity in a sought-after area of Kettering.

Asking Price £169,995



3



1



1



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, coats 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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