



19. Slade Crescent
Kettering, NN15 6AN



Simpson & Partners

This charming semi-detached property sits within walking distance of the town centre and Kettering mainline railway station, offering excellent convenience for commuters and those seeking easy access to local amenities. Originally configured as a three bedroom home, the property has been thoughtfully redesigned to provide two generous double bedrooms, creating more spacious and comfortable living quarters.

The property offers excellent parking solutions with off road parking, a carport, and a garage/workshop, ideal for those requiring storage or workspace. One of the standout features is its enviable position overlooking a green area, providing pleasant views whilst enjoying privacy to the rear as it backs onto school playing fields, ensuring the property is not overlooked.

Modern comforts are well catered for with upvc double glazing throughout, gas radiator heating and the added benefit of solar panels, contributing to reduced energy costs and environmental impact. The ground floor accommodation flows beautifully, comprising an entrance hall that leads to a comfortable lounge, a practical kitchen/dining room perfect for family meals and entertaining, and a delightful conservatory providing additional living space.

On the first floor, you'll find the two double bedrooms, with bedroom one having been created from what were originally two separate rooms, now offering a particularly spacious master suite. Completing the first floor is a three piece bathroom suite. The property is complemented by both front and rear gardens, providing outdoor space for relaxation and recreation.

An internal viewing is highly recommended to avoid any disappointment.

Price £220,000



2



1

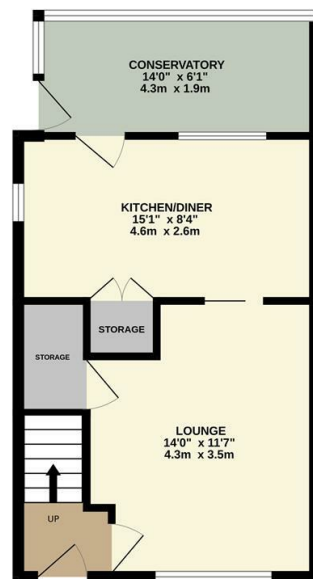


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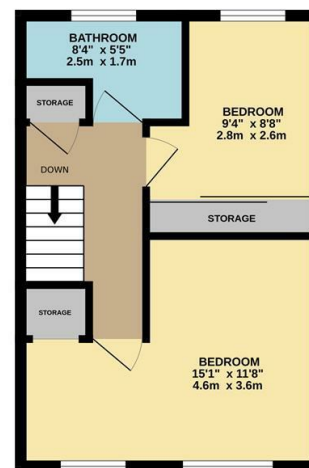


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GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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