



10 Neale Avenue
Kettering, NN16 9HE



Simpson & Partners



Welcome to this exceptional brand new, stunning five bedroom detached property, perfectly situated on the ever-popular and tree-lined Neale Avenue. Beautifully blending modern living with cutting-edge technology and outstanding efficiency, this remarkable home proudly boasts an 'A' energy performance rating, ideal for those seeking both luxury and sustainability.

The property offers easy access to the town centre, mainline railway station, Kettering General Hospital, and a variety of well-regarded schools, with the pleasure park just a short walk away.

The home benefits from an impressive array of energy-efficient and contemporary features, including UPVC double glazing and efficient heating provided by an air source heat pump. Solar panels supplement the electricity supply, complemented by a substantial 10kw battery, while underfloor heating warms the ground floor throughout. Adding a touch of timeless elegance, the property showcases a beautiful Oak staircase and Oak internal doors.

The well-designed accommodation comprises an entrance hall and a luxury fitted downstairs WC. The heart of the home is the luxury fitted kitchen/breakfast room, finished to an exceptional standard with a stainless steel Neff double oven and microwave, a hob with extractor hood, an integrated tall fridge, a dishwasher, and elegant Quartz work surfaces. The kitchen flows seamlessly open plan into the dining room, creating a wonderful space for both family living and entertaining. A utility room features matching units an integrated freezer, and a charming bay fronted lounge completes the ground floor accommodation.

On the first floor are four double bedrooms, bedroom two enjoying its own luxury fitted ensuite shower room and a luxury fitted bathroom suite. The second floor is dedicated to the impressive main bedroom, which benefits from a luxury fitted ensuite shower room providing a private and tranquil retreat.

 5

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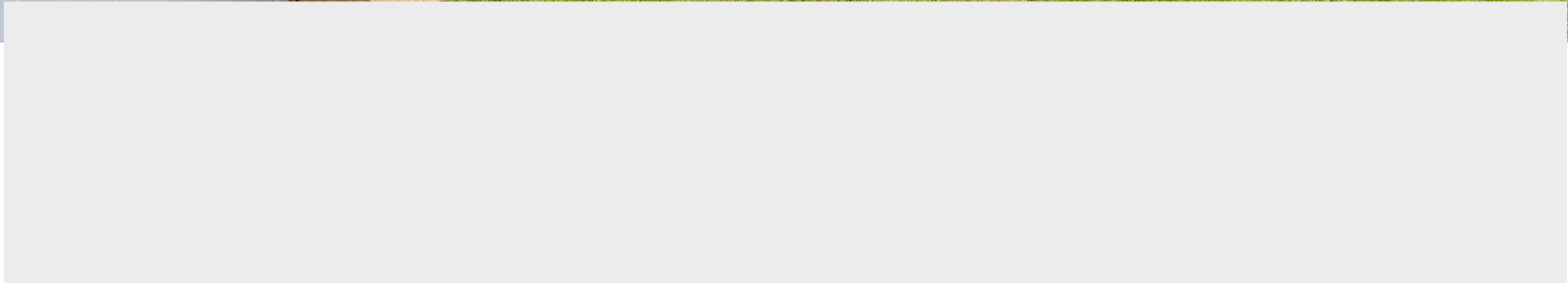
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£475,000



Kitchen/breakfast room open plan to dining room.....









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	96	97
(81-91) B		
(69-80) C		
(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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01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN