



21 Old Dry Lane
Kettering, NN14 3HY



Simpson & Partners

Nestled in a pleasant position within the highly sought-after village of Brigstock, this impressive four-bedroom family home is offered to the market with the significant advantage of no forward chain, making it an ideal opportunity for a smooth and straightforward purchase.

Enjoying a desirable setting and within comfortable walking distance of local amenities, the property also benefits from convenient access to major transport links, perfectly balancing village charm with everyday practicality.

Upon entering, you are welcomed by a bright and inviting entrance hall, leading to a convenient cloakroom/WC, a generously proportioned living room ideal for relaxing or entertaining, and a well-appointed kitchen/dining room — a wonderful social space perfectly suited to modern family living.

To the first floor, the home continues to impress with four well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property boasts an enclosed rear garden, predominantly laid to lawn, providing a safe and versatile outdoor space for children, pets, or summer gatherings. Further benefits include allocated parking for two vehicles and access to a single garage, offering additional storage or secure parking.

Room Measurements:

Living Room - 18'4" x 10'5"

Kitchen/Dining Room - 18'6" x 8'6"

Bedroom One - 11'8" x 10'6"

Bedroom Two - 13'7" x 7'0"

Bedroom Three - 8'5" x 8'1"

Bedroom Four - 6'6" x 8'1"

Homes in this desirable location are always in strong demand, and early viewing is highly recommended to fully appreciate everything this wonderful family residence has to offer.

£347,000



4

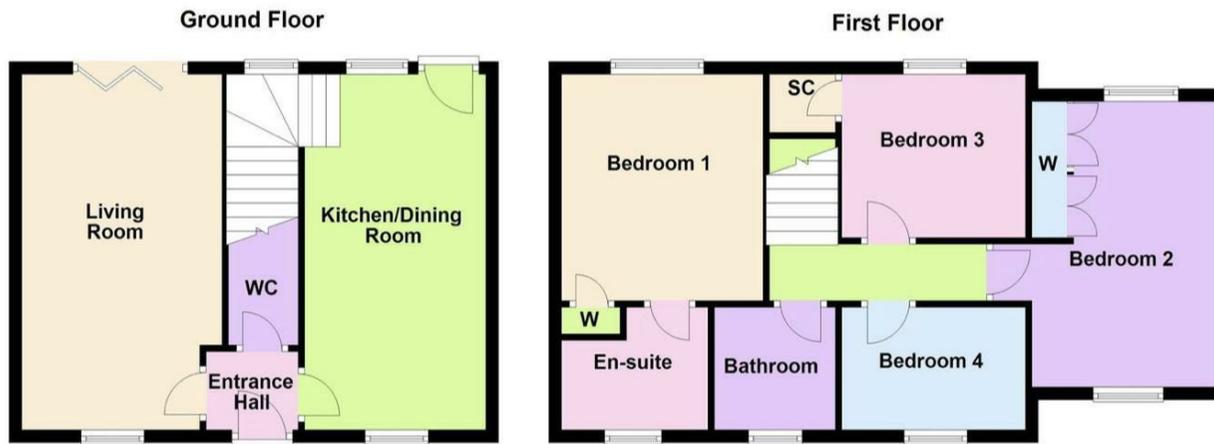


2



1





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



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

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

43-45 High Street, Thrapston, Northants, NN14 4JJ