



16 Cleveland Avenue

Kettering, Northamptonshire NN16 9JG



**Simpson & Partners**

NO CHAIN - Occupying a desirable corner plot, this superb two bedroom detached property offers an excellent opportunity for a range of buyers. Originally configured as a three bedroom home, the layout could easily be converted back to its former arrangement for those requiring the additional bedroom. The property boasts off-road parking for several vehicles along with a single garage, providing space for cars and storage alike.

Ideally situated within walking distance of Brambleside Primary School, the home also enjoys convenient access to a variety of local amenities just a short distance away, making it a perfect choice for families and professionals alike.

The property benefits from UPVC double glazing and gas radiator heating, ensuring comfort and energy efficiency all year round. Upon entering, you are welcomed into the entrance hall, which provides access to a convenient downstairs WC and a bright and inviting living room. The kitchen/dining room features a range of built-in appliances, offering a practical and stylish space for everyday living and entertaining. A real highlight of the home is the superb 15' conservatory, complete with French doors that open out onto the beautifully landscaped rear garden — an ideal setting for relaxing or hosting guests during the warmer months.

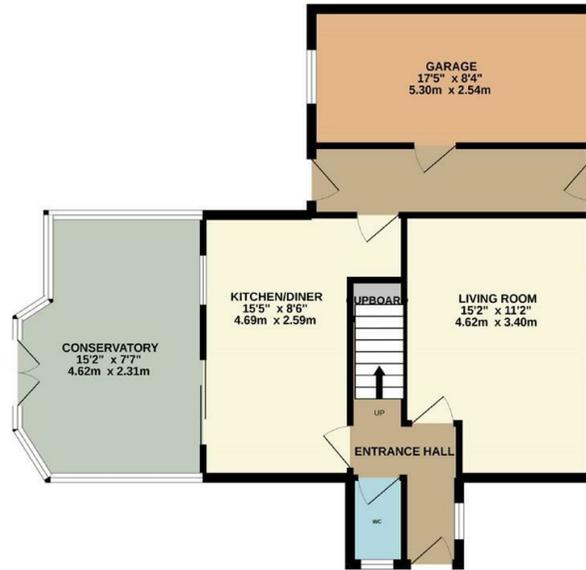
On the first floor, you will find two generously sized bedrooms along with a well-appointed bathroom, completing this charming and versatile home.

An internal viewing is highly recommended to fully appreciate everything this property has to offer and to avoid any disappointment.

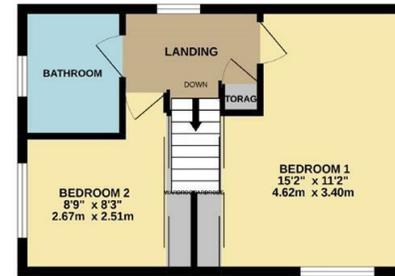
Price £279,995



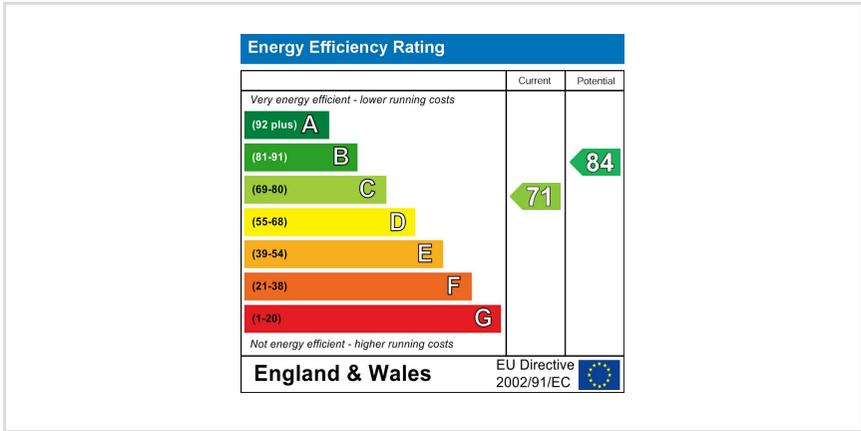
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given. Made with Metropix ©2022.



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



01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

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

1 Silver Street, Kettering, Northants, NN16 0BN