



28 Malvern Close
Kettering, NN16 9JP



Simpson & Partners

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About the Property

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Throughout the property you will find UPVC double glazing, gas radiator heating and elegant oak internal doors, all contributing to a high standard of finish. The superb ground floor accommodation begins with a welcoming entrance hall, a downstairs WC and a utility cupboard. The 14ft lounge features a fireplace, perfect for relaxing evenings, while the impressive 21ft luxury fitted kitchen/dining room comes complete with integrated appliances, making it ideal for family life and entertaining alike. A 13ft conservatory with French doors opens out onto the rear garden, flooding the space with natural light.

Upstairs, the three double bedrooms are all well proportioned and comfortable. The principal bedroom benefits from fitted wardrobes and a luxury en-suite shower room, while the second bedroom, originally two separate rooms, offers exciting potential to be converted back to its former layout should a fourth bedroom be required. Bedroom three also benefits from built in wardrobes. There is also a modern three piece family bathroom serving the remaining bedrooms.

Completing the package, the property offers off road parking to the front, a single garage and an attractive rear garden. An internal viewing is absolutely essential to fully appreciate everything this superb family home has to offer.

Price £355,000



Entrance Hall:
Downstairs WC:
Utility Cupboard:
Lounge:
Kitchen/Dining Room:
Conservatory:
First Floor Landing:
Bedroom 1:
En-Suite:
Bedroom 2:
Bedroom 3:
Bathroom:
Outside:
Front:
Garage:
Rear Garden:







Conservatory With Access To The Rear Garden.







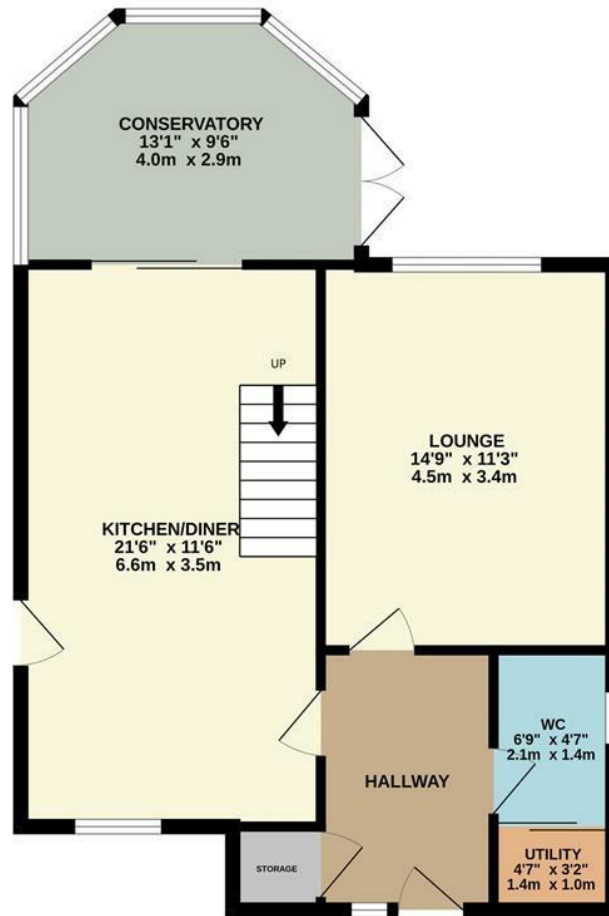
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 	

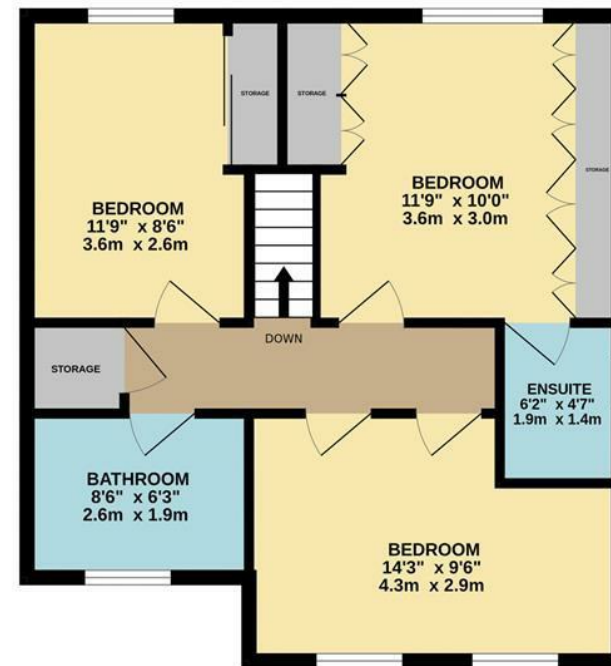


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GROUND FLOOR



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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