



5 Thistle Drive  
Kettering, NN14 2JL



Located on the ever-popular Grange Estate, this well-presented four-bedroom townhouse is set across three spacious floors and offers versatile living ideal for modern family life.

The home benefits from gas central heating and uPVC double glazing throughout, along with a recently updated kitchen, a private en-suite to the principal bedroom, and the added convenience of off-road parking for two vehicles.

#### Ground Floor

The property is entered via a welcoming hallway, providing access to a convenient guest cloakroom and leading through to the main living areas.

To the front, the refitted kitchen features a stylish range of high-gloss wall and base units, complemented by practical work surfaces and an exposed brick-style splashback. There is ample space for appliances, along with an inset Belfast sink and integrated cooking facilities.

To the rear, the lounge and dining area offers a bright and sociable space, with French doors opening directly onto the garden, allowing for plenty of natural light and easy indoor-outdoor living.

#### First Floor

The first floor hosts two well-proportioned double bedrooms, offering flexibility for family use, guests, or a home office.

A family bathroom serves this level and is fitted with a three-piece suite, including a bath with shower attachment. There is also a useful airing cupboard providing additional storage.

#### Second Floor

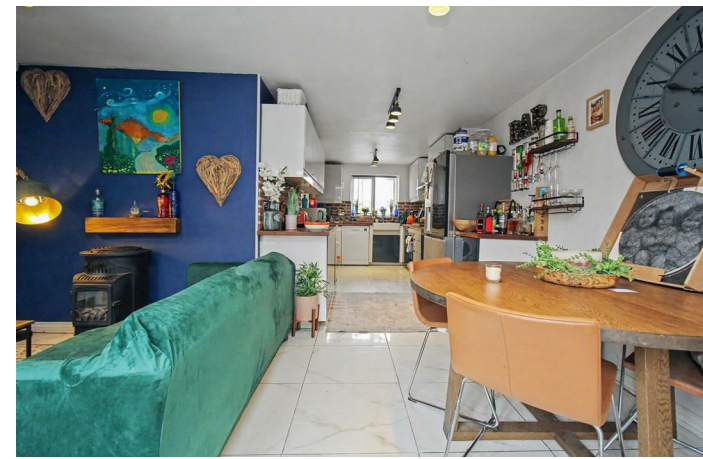
Occupying the top floor, the principal bedroom suite provides a private retreat, complete with its own en-suite shower room.

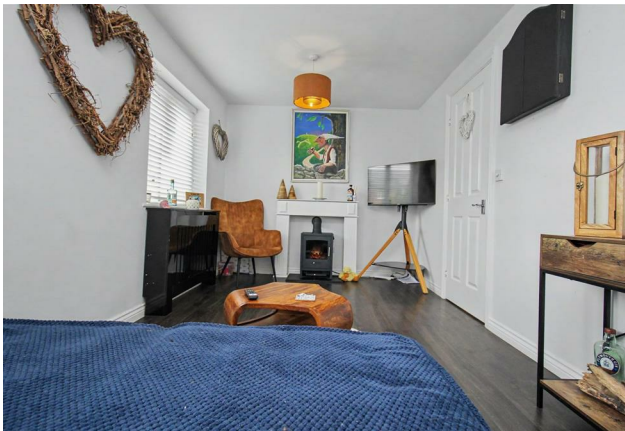
A further double bedroom is also located on this level, making it ideal for growing families or those needing extra space.

#### Outside

The rear garden has been thoughtfully landscaped for ease of upkeep, with paved seating areas and raised beds, all enclosed to provide a good degree of privacy. A rear gate gives direct access to the parking area.

£255,000





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





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