



25 Scott Avenue
Kettering, NN14 6DH



Simpson Ellson

Key Features

- Modern, well-presented family home
- Three bedrooms
- En-suite to principal bedroom
- Spacious kitchen/diner with garden access
- Landscaped front and rear gardens
- Garage
- Gas central heating & double glazing throughout

Description

A perfect opportunity for investors, this well presented and modern family home offers spacious and versatile living, appealing to both landlords and owner-occupiers alike.

Upon entering, you are welcomed by a bright and inviting hallway with convenient W.C., leading through to a generous lounge filled with natural light and benefiting from useful under-stair storage. To the rear, the well-proportioned kitchen/diner provides the perfect space for everyday living and entertaining, with patio doors opening out onto a thoughtfully landscaped rear garden, as well as access to the garage.

To the first floor, the property continues to impress with two well-sized double bedrooms, including a superb principal bedroom complete with built-in wardrobes and a stylish en-suite featuring a double walk-in shower. A further single bedroom offers flexibility for use as a nursery, home office or guest room, alongside a modern family bathroom fitted with a contemporary white suite.

Externally, the property boasts attractive gardens to both the front and rear, providing excellent outdoor space, along with the added benefit of a garage.

Investment Opportunity

For investors, this property also presents an excellent opportunity. Please enquire for further details on the current rental income being achieved by the owners.

£235,000



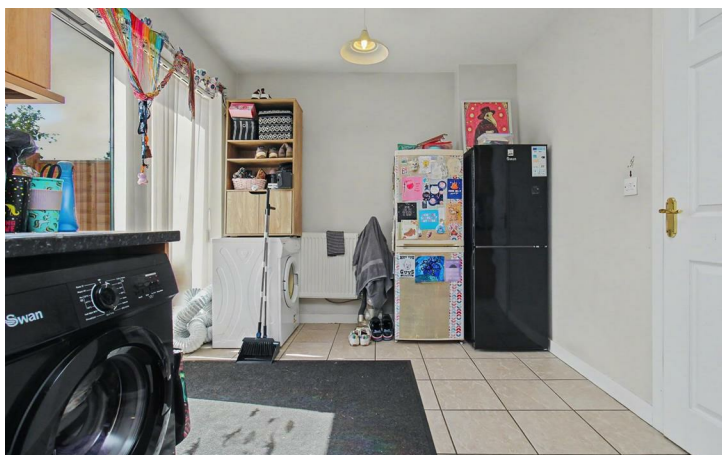
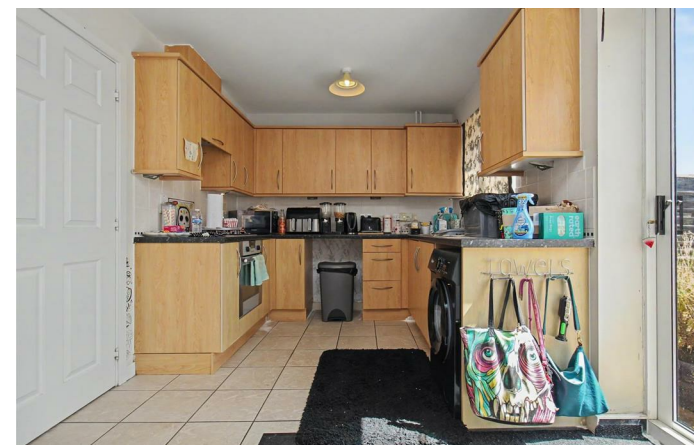
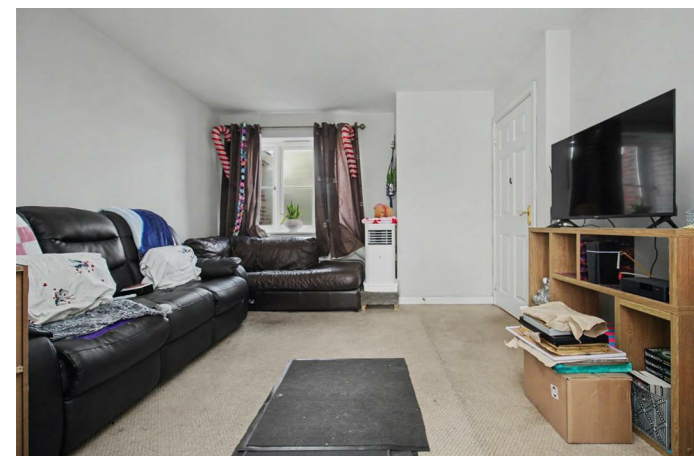
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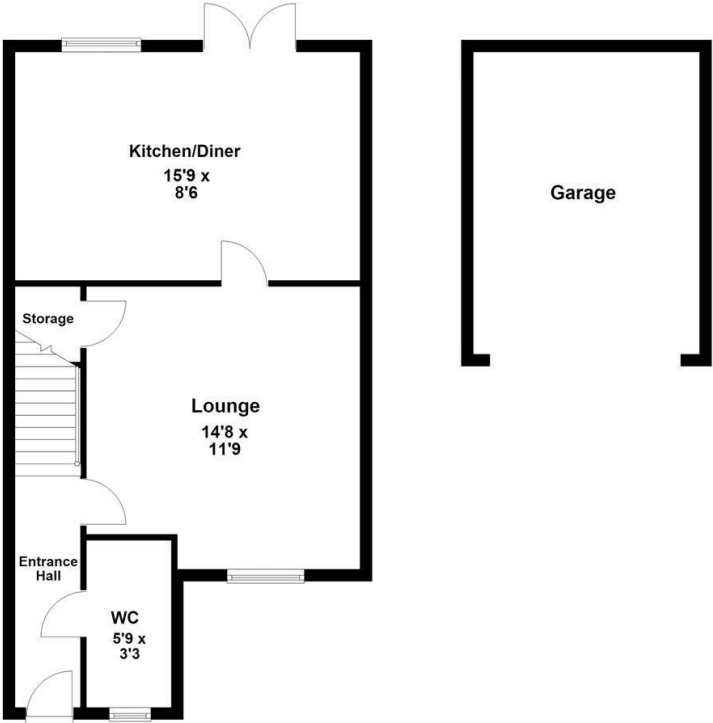
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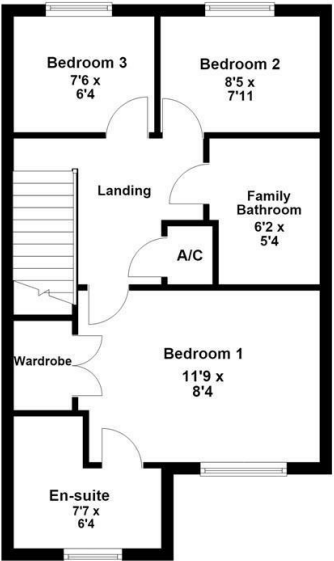
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Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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