



## 9 Suffolk Place, Kettering NN15 6LF

Nestled at the end of a tranquil, tree-lined no-through road on the south side of Kettering, this semi-detached two-bedroom home offers a rare blend of privacy and space, with Wicksteed Park almost on the door step. The property sits on a generous plot, featuring a welcoming front garden and a large, enclosed rear garden that enjoys the advantage of not being directly overlooked.

Inside, the accommodation is thoughtfully arranged to maximize comfort and light. The double-aspect living room, enhanced by a bow window at the front, creates an inviting and spacious atmosphere. The kitchen, overlooking the rear garden, is complemented by a substantial walk-in pantry/utility room, providing ample storage and functionality.

Upstairs, both bedrooms are doubles, with the front bedroom notably larger than average and benefiting from two windows. For those seeking additional flexibility, this room presents the potential—subject to the necessary consents—to be divided into two separate areas such as a study area with access through to a single bedroom. The home is equipped with gas central heating and PVC double glazing. Parking is available on-street, with convenient parking bays along the road. To arrange a viewing or for further information, please contact Lucas.

**Asking Price £210,000**

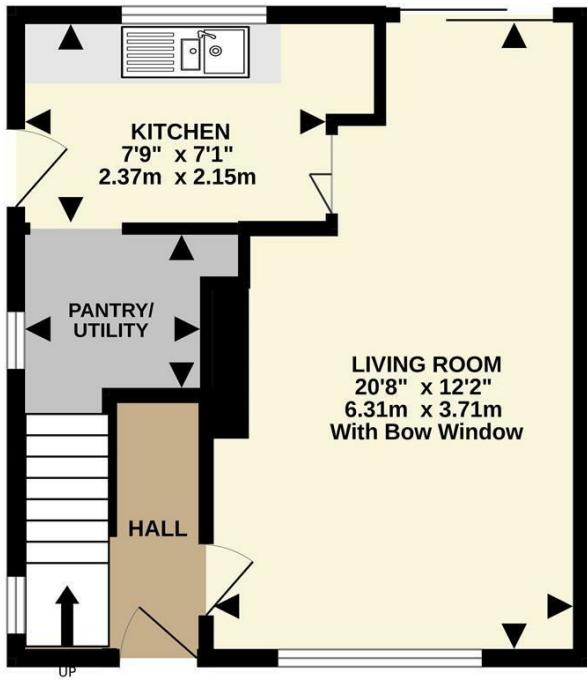
**Tenure: Freehold**

**Energy Rating: C**

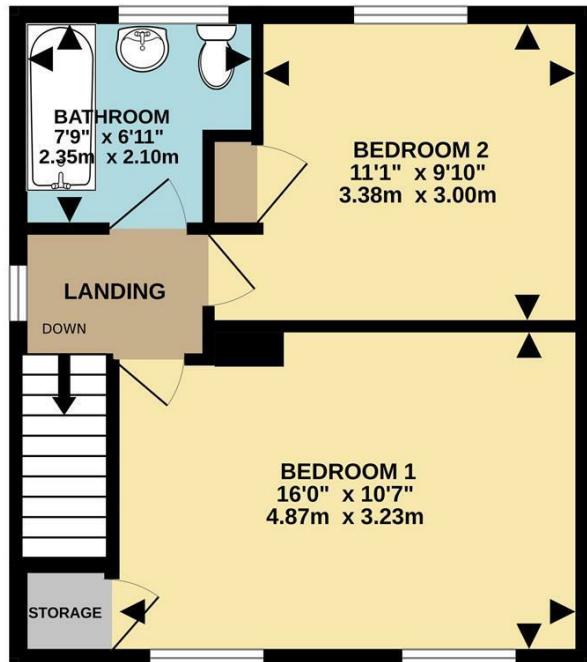
**Council Tax Band: A**

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GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



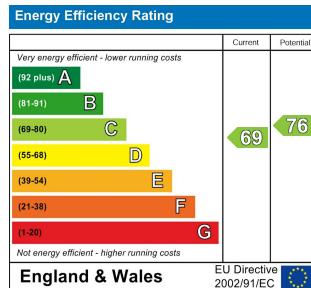
TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

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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- Sought after location off Pytchley Road close to Wicksteed Park
- Attractive setting in tree lined no through road
- Large plot with enclosed rear garden not overlooked from behind
- 2 good sized double bedrooms, first floor bathroom with shower over bath
- Kitchen with walk in pantry utility, double aspect lounge with bow window
- Gas central heating, PVC double glazing



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