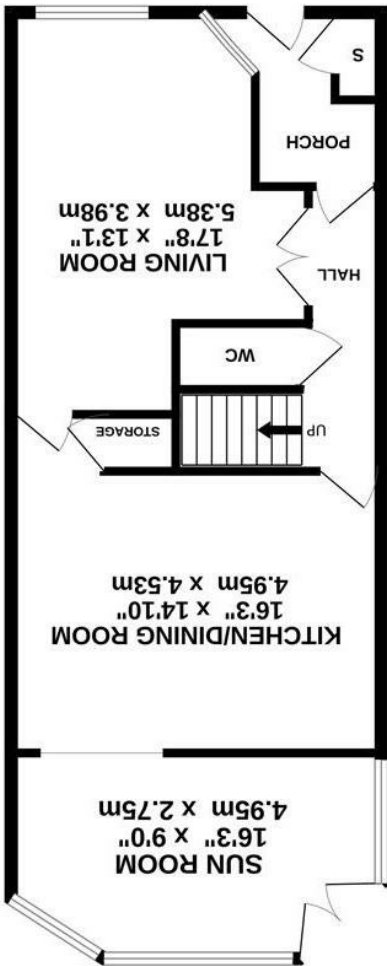
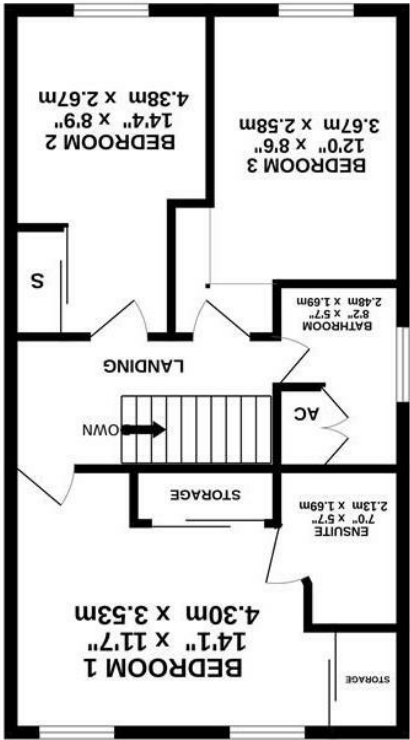


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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TOTAL FLOOR AREA: 1211 sq.ft (112.5 sq.m.) approx.



Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



40 Walsingham Avenue, Kettering, NN15 5ER
Offers over £330,000

3 2 3 C

Tucked away in a private driveway is this well-presented three-bedroom detached family home. The accommodation comprises a spacious living room, modern kitchen/dining room, sun room, ground floor WC, three generously sized bedrooms, an en-suite shower room, and a three-piece family bathroom. Outside, the landscaped rear garden is fully enclosed by timber fencing and offers both a lawn and paved patio space, ideal for entertaining or relaxing. To the front, a driveway provides off-road parking.

Upon entering, you're welcomed into a porch with a built-in storage cupboard—ideal for keeping coats and shoes neatly out of sight. The hallway gives access to all principal rooms. The living room features a large window that allows for plenty of natural light and offers ample space for furnishings. The kitchen, recently upgraded with a bespoke Howdens suite, includes a range of fitted cabinetry, an island offering extra prep space, storage, and breakfast seating. Integrated appliances include a fridge freezer, double oven, hob, extractor, dishwasher, and washing machine. The tumble dryer is housed in a timber storage shed in the rear garden. There's also plenty of space for a dining table. The adjoining sun room provides additional living or dining space, with lovely views and access to the garden. Upstairs, you'll find three spacious bedrooms and a family bathroom. The master bedroom features built-in storage and a contemporary en-suite with a shower cubicle, concealed WC, and vanity basin with storage. The family bathroom includes a bathtub with shower over, low-level WC, and wash basin.

Council Tax Band: D
EPC Rating: C



Living Room
17'7" x 13'0" (5.38 x 3.98)

Kitchen/Dining Room
16'2" x 14'10" (4.95 x 4.53)

Sun Room
16'2" x 9'0" (4.95 x 2.75)

Bedroom One
14'1" x 11'6" (4.30 x 3.53)

Bedroom Two
14'4" x 8'9" (4.38 x 2.67)

Bedroom Three
12'0" x 8'5" (3.67 x 2.58)

Bathroom
8'1" x 5'6" (2.48 x 1.69)

Ensuite
6'11" x 5'6" (2.13 x 1.69)

