

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.

TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.  
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Made with Metropix 2014.

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GROUND FLOOR  
1102 sq.ft. (102.4 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



57 East Avenue, Kettering, NN15 7AD  
£375,000



Offered to the market with no onward chain is this beautifully maintained three-bedroom bungalow, situated in the heart of Kettering among a wide range of amenities. The property itself offers a spacious living room, kitchen, three double bedrooms (one of which currently functions as a formal dining room), a two-piece shower room, and a separate WC. Externally, you will find a fully enclosed rear garden featuring a lawn and a raised paved patio area—ideal for outdoor furniture. Further benefits include a fully boarded loft with ladder access and external power points.

Upon entry, you are welcomed into the porch, which in turn leads into the hallway where all accommodation is accessible. The living room is generous in size and benefits from dual-aspect windows, allowing ample natural light to flood the space. An impressive feature fireplace with brick surround serves as the room's focal point. The kitchen is fitted with a range of eye- and base-level units, along with an integrated double oven, hob, extractor, dishwasher, and under-counter fridge and freezer. There are also views and access to the rear garden, as well as a serving hatch into the second bedroom, which is currently used as a formal dining room. The bedroom/dining room also enjoys access to the garden via sliding patio doors that run the width of the room. The two remaining bedrooms are also doubles, with one benefiting from built-in wardrobes and sliding doors opening onto the rear garden. The shower room is fitted with a two-piece suite, including a large shower cubicle and a vanity wash hand basin with storage above and below. The low-level WC is situated in a separate adjoining room, completing the accommodation.

Kettering town centre is approximately a ten-minute walk from the property and offers a wealth of amenities, including shops, supermarkets, cafés, restaurants, and more. Kettering train station is also nearby, providing frequent direct services to London—ideal for commuters.



### Living Room

17'5" x 16'6" (5.31 x 5.04)

### Kitchen

14'4" x 11'6" (4.38 x 3.51)

### Bedroom One

14'8" x 10'3" (4.49 x 3.14)

### Bedroom Two

10'10" x 10'7" (3.31 x 3.23)

### Bedroom Three

12'3" x 10'3" (3.75 x 3.14)

### Shower Room

8'3" x 6'4" (2.52 x 1.95)

### Garage

18'1" x 8'2" (5.53 x 2.50)

