



Connells

St. Peters Avenue  
Kettering



## Property Description

Situated within close proximity to Kettering Town Centre is this recently renovated three bedroom mid-terraced property. With many other local amenities surrounding including primary and secondary schools along with local shops this property could be your perfect family forever home. The property offers generous living space, a galley style kitchen, dining room, downstairs family bathroom, three bedrooms and fully enclosed rear garden.

On entering the property you are greeted by the entrance hall which houses the stairs to the first floor. To the left hand side is the dining room which can be used as a fourth bedroom, home office or play room. At the end of the hallway is the living room which has the added benefit of the cupboard under the stairs for extra storage. The kitchen is fully fitted with wall and base units and integrated oven and hob. The family bathroom is to the rear of the property.

To the first floor are the three bedrooms, the master bedroom is to the rear of the property. Bedrooms two and three are to the front of the property.

Externally of the property is a fully enclosed rear garden which is of low maintenance with patio area, and can be accessed by via the kitchen.

## Ground Floor

### Entrance Hall

### Dining Room

10' 10" x 8' 1" ( 3.30m x 2.46m )

### Living Room

11' 10" x 11' ( 3.61m x 3.35m )

### Kitchen

11' 3" x 6' ( 3.43m x 1.83m )

### Family Bathroom

**First Floor**

**Externally**

**Landing**

**Rear Garden**

**Master Bedroom**

11' 10" x 11' 1" ( 3.61m x 3.38m )

**Bedroom Two**

10' 10" x 5' 5" ( 3.30m x 1.65m )

**Bedroom Three**

7' 5" x 6' 4" ( 2.26m x 1.93m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
KETTERING NN16 8XG

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/KTT308243](http://connells.co.uk/Property/KTT308243)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KTT308243 - 0005